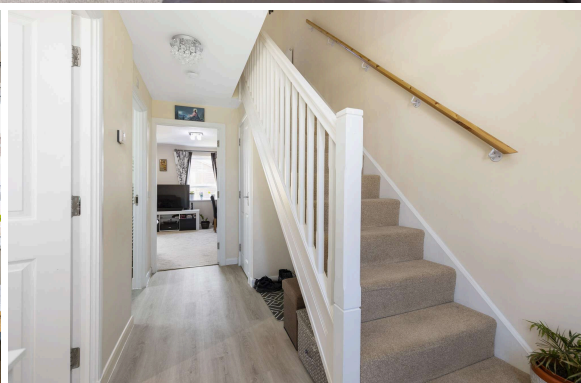




40 Kirklands Park Street
KIRKLISTON | EH29 9EY


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solicitors & estate agents



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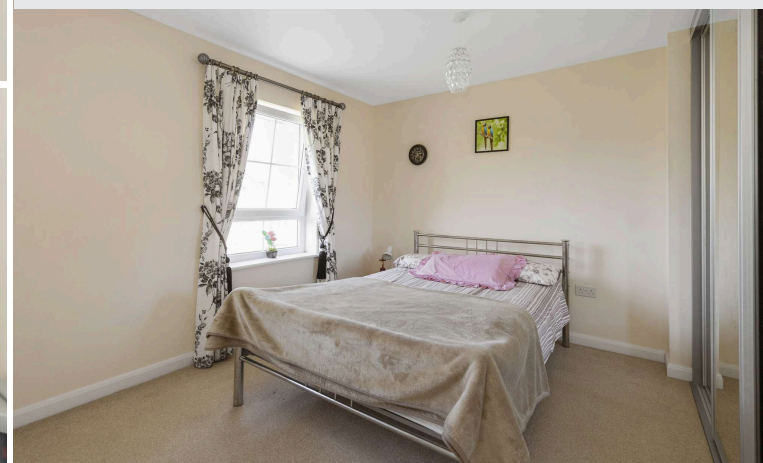
Warners are delighted to present to market this impressive three-bedroom end terraced villa, quietly situated within a highly regarded modern development in the ever-popular village of Kirkliston. Offering bright, spacious, and beautifully presented accommodation over two levels, this exceptional home will appeal to a range of buyers, particularly professional couples and young families looking for a contemporary lifestyle within easy commuting distance of Edinburgh and beyond. Internally, the property has been finished to a high standard and showcases a stylish, neutral interior throughout. The layout has been thoughtfully designed to offer both comfort and functionality, featuring a spacious living room with patio doors leading directly onto the private rear garden. The sleek kitchen is fitted with a good range of wall and base units and integrated appliances, ideal for everyday living and entertaining.

A notable feature of the ground floor is the addition of a contemporary shower room with WC, adding practicality and flexibility to the accommodation—particularly useful for guests or busy households. Upstairs, you'll find three well-proportioned bedrooms, including a generous principal bedroom with built-in storage, and a modern family bathroom fitted with a crisp white three-piece suite and mains shower over the bath. A hatch on the landing provides access to the attic, offering excellent additional storage potential. Externally, the property benefits from a fully enclosed and landscaped rear patio garden for low-maintenance upkeep and complemented by a generous sized shed and summer house. The property further benefits from gas central heating, double glazing and unrestricted residents parking. Kirkliston is a thriving village offering a blend of peaceful surroundings with excellent local amenities, schooling options, and transport connections, making it a perfect base for those looking to enjoy the best of both town and country living. Early viewing is highly recommended to appreciate the style, space, and convenience on offer.

Accommodation comprises:

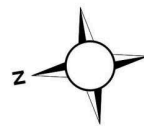
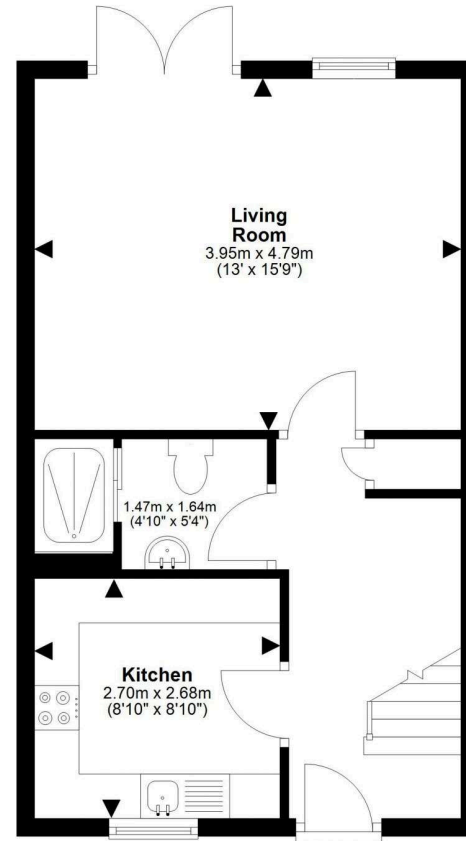
- Welcoming entrance hallway with storage cupboard
- Stylish downstairs shower room with WC
- Spacious living room with patio doors opening onto private rear garden
- Modern fitted kitchen with integrated appliances
- Principal bedroom with generous storage options
- Two further well-sized bedrooms (one with integrated storage)
- Modern family bathroom with white three-piece suite and mains shower
- Attic offering additional storage potential

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

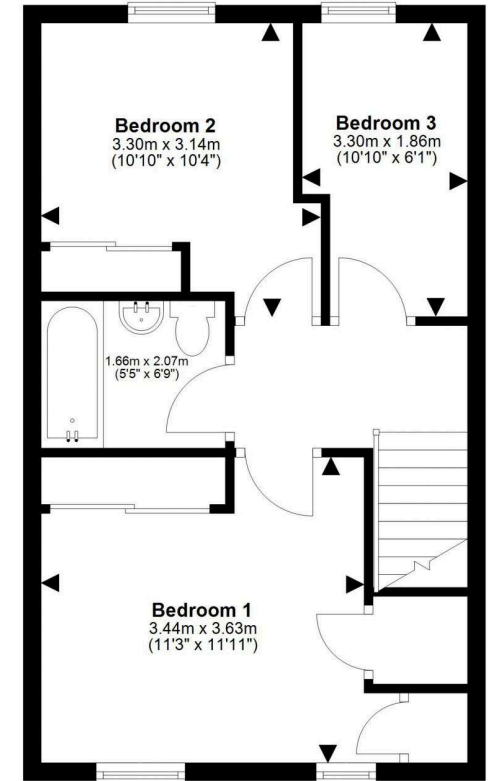


All integrated kitchen appliances will be included in the sale of the property along with all curtains and blinds, garden shed & sunroom.: EPC: C CT: E Factoring: James Gibb: Approx.: £103 P/Y & Scotland Woodlands Approx.: £155 P/Y

Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and caf s, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.