



47 Newmains Road  
KIRKLISTON | EH29 9AW

  
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Exceptionally appealing and cleverly extended semi detached villa forming part of a peaceful and established residential development, located in the highly sought after town of Kirkliston.

The bright and spacious property is tastefully presented throughout and offers flexible accommodation, perfectly suited to the growing family. This lovely home briefly comprises of an entrance vestibule with a handy WC, bright and spacious living room with storage and stairs to the upper level, archway to dining room which in turn gives access to the conservatory and kitchen. The kitchen is fitted with a range of floor and wall mounted units with contrasting worktops and the spacious and bright conservatory gives access to the west facing enclosed rear garden which is laid to lawn with a lovely patio area and a useful shed. The handy utility room is set to the rear of the garage and accessed from the garden.

Upstairs, is the spacious principal bedroom with en-suite shower room, three further double bedrooms, two with integrated storage, and family bathroom with mains shower over P shaped bath.

The property further benefits from gas central heating and double glazing, and externally, private front driveway, enclosed rear garden, and garage.

All curtains, blinds, washing machine, dishwasher and tumble dryer all included in sale. EPC Rating C.

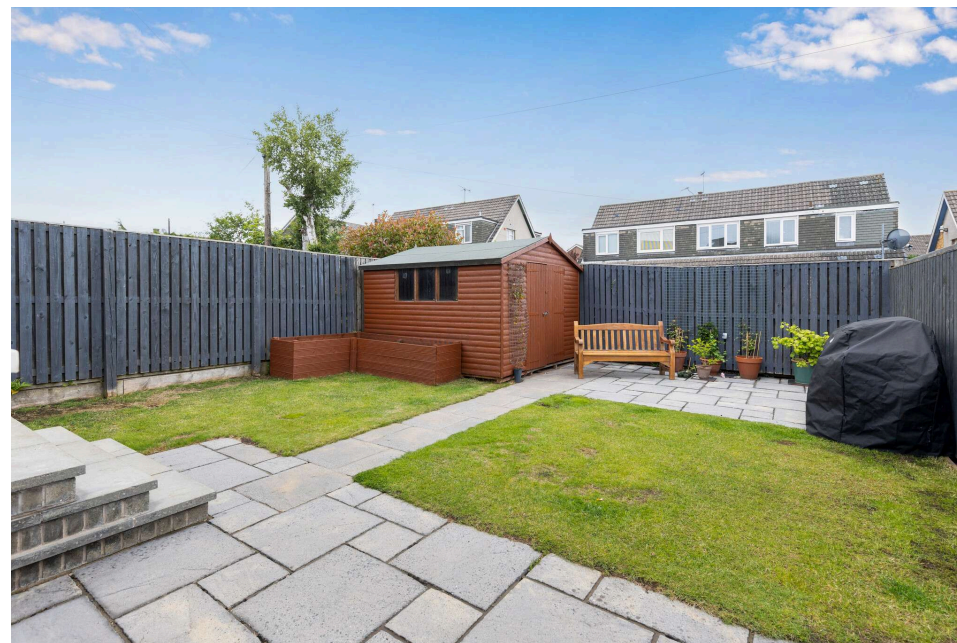
There are no factoring charges associated with this property.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





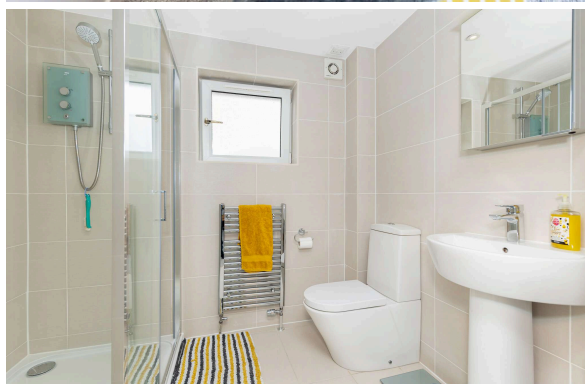




- Extended semi detached villa
- Entrance vestibule with wc
- Spacious living room
- Dining room with access to kitchen and conservatory
- Fitted kitchen
- Large conservatory with access to rear garden
- Utility room set to rear of the garage
- Principal en-suite bedroom
- Three further bedrooms, two with integrated storage
- Family bathroom with shower over P shaped bath
- Gas central heating
- Double glazing
- Fantastic storage options including Ramsay ladder access to partially floored attic

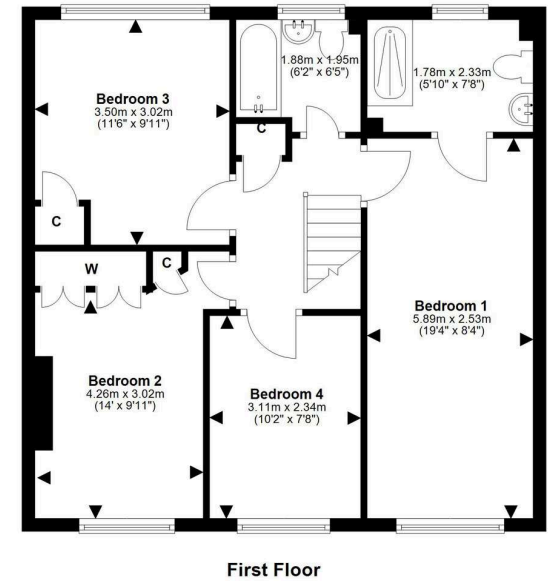
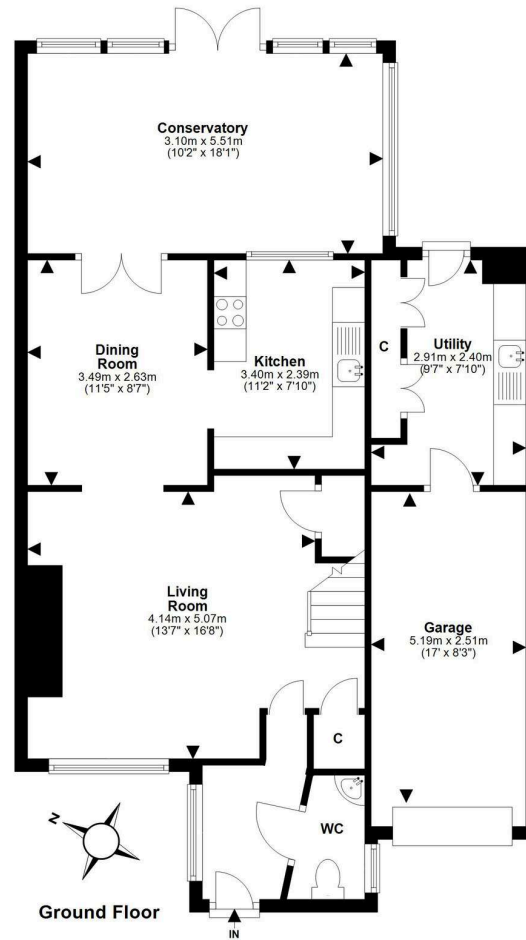


Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, pubs and cafes, 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, a variety of nurseries, 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. There is also easy access to the Edinburgh tram with park and ride being a short distance away at Ingliston as well as Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.









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.