



14 Parliament Way
KIRKLISTON | EH29 9GY


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solicitors & estate agents





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Set within a desirable modern development in the sought-after village of Kirkliston, this impressive detached villa, crafted by Dandara Homes, offers the perfect blend of contemporary style, spacious accommodation, and family-friendly living. Enjoying a peaceful position within easy reach of excellent local amenities, open green spaces, and transport links to Edinburgh and beyond, this beautifully presented home is ideal for modern family lifestyles.

The property makes an immediate impression with its attractive exterior, private mono-blocked driveway, and detached garage. Internally, the home is presented in true move-in condition, offering thoughtfully designed accommodation arranged over two levels. A dual aspect living room lies to the front of the home, filled with natural light and provides a welcoming setting for everyday relaxation.

To the rear, an expansive open-plan kitchen, dining and family area spans the width of the property, creating a natural hub for socialising and day-to-day living. The kitchen is finished to an excellent standards, while the flowing herringbone flooring enhances the sense of continuity across the hallway, utility room and WC. French doors open from this space to the garden, making al fresco dining and entertaining effortless. A separate utility room and ground floor cloakroom/WC add convenience and practicality.

Upstairs, the home continues to impress with four spacious bedrooms, all finished in a fresh, neutral style. The principal bedroom features an en-suite shower room, while a sleek family bathroom serves the remaining rooms with a stylish three-piece suite and overhead shower.

The south facing rear garden is fully enclosed and thoughtfully landscaped, offering a safe and private retreat for children to play and adults to entertain. A well-maintained lawn is complemented by a paved patio area, ideal for outdoor dining or summer gatherings. A side door allows access from the garden directly into the garage.

Further benefits include gas central heating, double glazing, solar panels for improved energy efficiency, and excellent storage options. With its contemporary finish, well-balanced layout, and enviable location, this outstanding property offers a superb opportunity for buyers seeking a quality family home in a thriving village setting.

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





Highlights:

- Stylish four-bedroom detached villa by Dandara Homes
- Dual aspect bright living room
- Large open-plan kitchen/dining/family area with French doors to garden
- Utility room and ground floor WC
- Principal bedroom with en-suite shower room
- Three further well-sized bedrooms
- Modern family bathroom
- South facing, beautifully landscaped, enclosed rear garden with lawn and patio
- Mono-block driveway and detached garage with side

garden access

- Gas central heating, double glazing, and solar panels
- Sought-after location with excellent amenities and transport links nearby

All integrated kitchen appliances will be included in the sale of the property along with all blinds, curtain poles and TV brackets.

EPC: B. CT: F. Factoring: SGPM: Approx. £25 P/M



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.





