



16 Todshaugh Gardens  
KIRKLISTON | EH29 9GE

  
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solicitors & estate agents





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Beautifully presented terraced villa with private gardens allowing flexible accommodation to three bedrooms, forming part of a select modern development located in the popular and convenient town of Kirkliston, on the outskirts of Edinburgh.

The property offers a contemporary, stylish living space with accommodation over two levels, with lovely views to the rear, representing an ideal home for a family or couple. The home boasts an sunny enclosed private rear garden, accessed directly from the living/dining room, laid mainly to artificial lawn with a patio area with gate to the rear path, making it perfect for al fresco dining and outdoor entertaining. Furthermore this fantastic home benefits from gas central heating, double glazing, residents' parking and comprises: -

- Welcoming entrance hallway with storage and WC with utility cupboard
- Bright and spacious living/dining room with direct access to enclosed rear garden
- Modern kitchen fitted with high gloss units and integrated appliances
- Principal bedroom with fitted wardrobes and additional integrated storage
- Further double and single bedroom
- Contemporary bathroom with mains shower over bath
- Ramsay ladder access to attic space
- Gas central heating and double glazing
- Private front and rear gardens
- Two allocated spaces
- Open outlook over greenspace and Pentlands to the rear
- EV charger

Energy rating B. Council Tax Band E.

Fee payable to factor, James Gibb, approx. £20 per month.

All fixtures and fittings will be included in the sale, excluding curtains, curtain poles, and light shades. The white unit in the living room, the shed and bike cover are not included in the sale, but can be negotiated separately.

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



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.





