



6 Newliston Road
KIRKLISTON | EDINBURGH | H29 9DY


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solicitors & estate agents



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Deceptively spacious semi-detached cottage with lovely private gardens within the popular village of Kirkliston, close to a good range of local amenities and commuter transport links.

The property offers flexible accommodation and would make an ideal purchase for a range of buyers from professionals, to growing families and comprises; entrance hallway, dual aspect bright living/dining room with mantle piece and under-stair storage, breakfasting kitchen with dual aspect and access to side garden, front facing double bedroom, dining room/bedroom 4 with patio door giving access to the rear garden and a handy shower room with electric shower completes the accommodation on the ground level. Upstairs there are two good sized bedrooms, a family bathroom comprising three-piece suite with electric shower over bath, and fantastic eves storage. Further benefits include gas central heating and double glazing and externally, beautifully landscaped gardens to front, side and rear with off street parking to the rear (scope for driveway).

- Spacious semi-detached cottage
- Flexible layout to four bedrooms
- Dual aspect living/dining room
- Breakfasting kitchen
- Dining room/bedroom four
- Three double bedrooms
- Shower room on ground floor and main bathroom upstairs
- Gas central heating and double glazing
- Good storage options
- Beautifully landscaped gardens
- Off street parking to the rear - scope for driveway

All fixtures and fittings will be included in the sale. Items of furniture are available to interested parties.

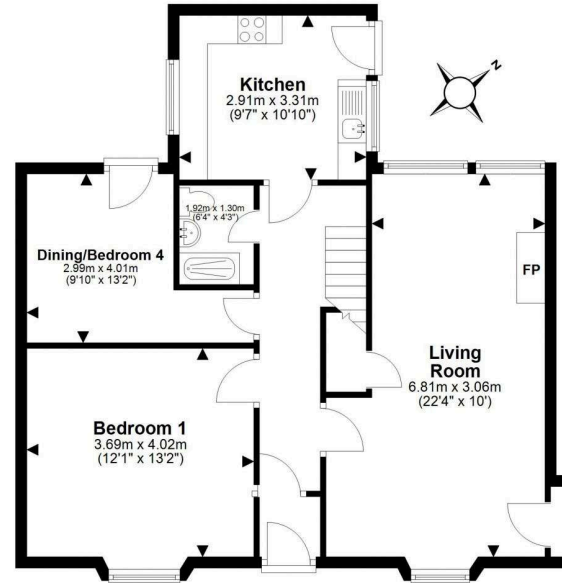
Energy rating Band D and Council Tax Band E

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

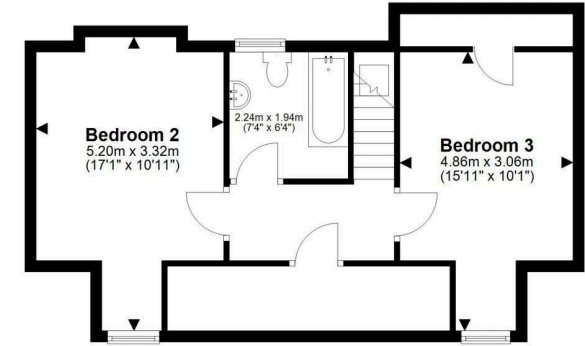


Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and 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, 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.