



9 Newliston Road
KIRKLISTON | EH29 9DY


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Deceptively spacious link-detached cottage with a large driveway, garage, and well kept mature private gardens to the front, 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 of an entrance vestibule, to entrance hallway, bright, airy dual aspect living/dining room, front facing double bedroom/sitting room, fitted kitchen, inner hallway with storage, flexible utility and storage rooms, the storage room giving access to the enclosed rear garden with workshop and garage access, and a handy shower room with walk in double electric shower completes the accommodation on the ground level. On the upper level, landing with large storage cupboard, two front facing double bedrooms with box bay windows, one with storage, and a wc completes the accommodation. Further benefits include gas central heating and double and single glazing and externally, beautifully landscaped gardens to front, driveway and enclosed rear garden with workshop and garage access.

- Spacious link-detached cottage
- Driveway for multiple cars
- Garage and workshop
- Flexible layout to three bedrooms
- Dual aspect living/dining room
- Shower room on ground floor and wc upstairs
- Two double bedrooms and wc upstairs
- Gas central heating and double and single glazing
- Good storage options throughout including eves
- Well kept, mature, front garden
- Enclosed rear garden with access to garage and workshop

Energy Rating D. Council Tax Band E.

Included in the sale will be all curtains and blinds, fridge freezer, washing machine and cooker.

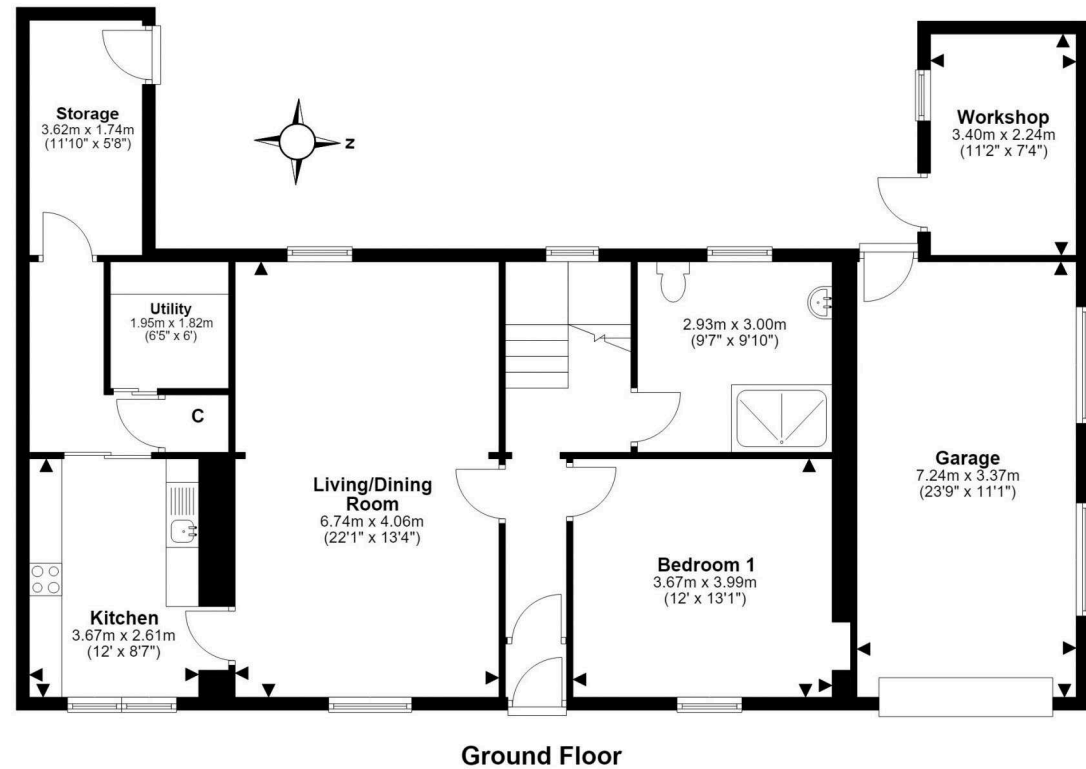
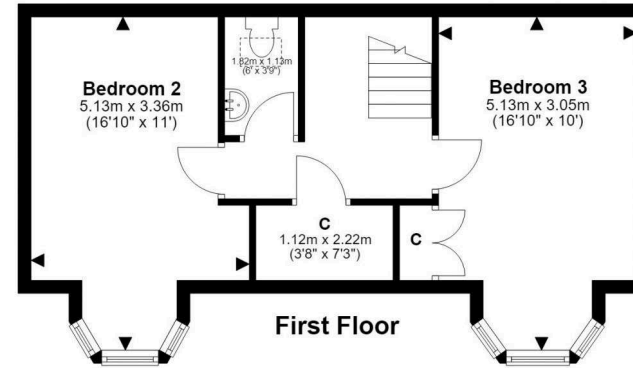
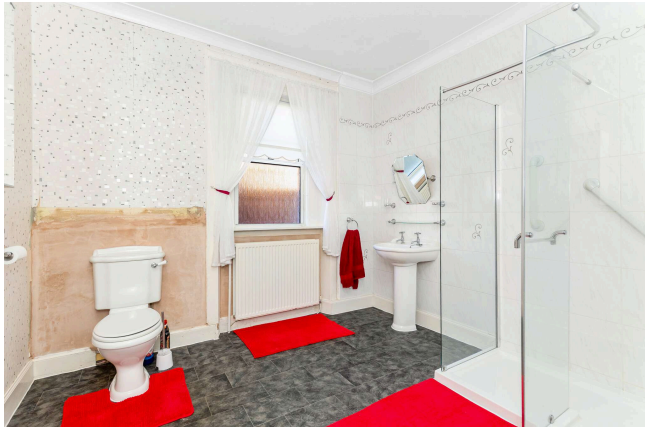
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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, 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.





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.