










Offers Over  
**£200,000**

## 8 Eilston Road

Kirkliston | Edinburgh | EH29 9FJ

This delightful semi-detached house in the popular village of Kirkliston, to the Northwest of Edinburgh and within easy reach of superb amenities, transport links and schools. Offering bright accommodation and an attractively landscaped garden, early viewing is highly recommended.

-  2 Bedrooms
-  1 Reception room
-  1 Bathroom
-  Landscaped garden
-  Allocated parking
-  EPC rating – C
-  Council tax band - D



## Description

The front door opens to a welcoming hallway with door to the reception/dining room and stairs to the first floor. The spacious reception and dining room has a window to the front of the property and large understair storage cupboard. A door through to the kitchen creates a sociable connection between the two spaces, ideal for both family life and entertaining. The kitchen overlooks the garden to the rear and is fitted with a superb range of modern wall and base units with integrated oven, hob and cooker hood. There is a rear hallway with door to the garden and a ground floor cloakroom/WC. The first floor landing has a large built-in storage cupboard. The principal bedroom is to the front and features a walk-in wardrobe with excellent fitted storage and light. There is a second double bedroom to the rear with built-in wardrobe and hatch and ladder to a useful loft storage space. A stylish family bathroom with white suite, dual head over-bath shower and attractive tiling completes the accommodation. Benefits on offer include gas central heating and full double glazing. The property has access to virgin fibre optic ultra fast and sky broadband.



## Extras

The integrated oven and hob and the washing machine are to be included in the sale along with all window blinds and built in wardrobes. The garden shed shall also be included.

## Gardens and Parking

A particular feature of this home is the beautifully landscaped and enclosed rear garden which has lawn and patio areas and a timber storage shed, ideal for bikes, garden equipment and furniture. A gate to the rear gives direct access to an allocated parking space, and there is a secure side return giving external access to the front of the property. The house is set back from the street by a generous front garden area which is laid to lawn and bordered by a Copper Beech hedge. Pathways lead to the front door and side gate. Further communal garden ground is throughout the development with wide lawns and children's play area. Approx £44.57 payable to Speirs Gumley Factors every 3 months and a fee to Scottish Woodlands of approx. £159.43 annually for maintenance of common areas.

## Viewing

By appointment through Neilsons (0131 625 2222).





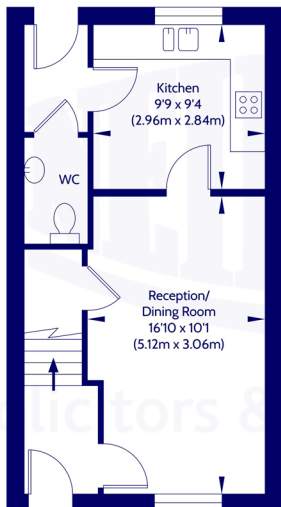
## Location

The popular village of Kirkliston lies to the Northwest of the City of Edinburgh. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dental practice and doctor's surgery. There is also a library and a leisure centre together with the popular Conifox garden centre, adventure park and bistro. Nursery and primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the water front and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport and beyond into Edinburgh's City Centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.

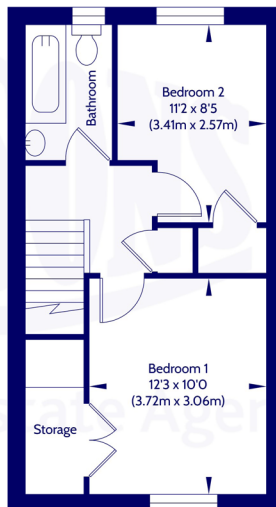




Approx. Gross Internal Floor Area 67.14 Sq M / 723 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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