










Solicitors & Estate Agents



10 Eilston Loan

Kirkliston | Edinburgh | EH29 9FL

A rare opportunity has arisen to purchase this immaculately presented detached villa arranged over three levels and located in an established modern development in the popular village of Kirkliston. Within easy reach of local amenities and transport links, the property offers well proportioned accommodation complemented by a south facing garden, making it an ideal family home.

-  5 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band - F



Description

In true move in condition throughout, you enter and to your right is the bright and airy lounge with downstairs storage and fitted shutters. To the rear is a modern dining kitchen with a range of wall and base units with co-ordinated worktops, tiled splashbacks, and doors to the side and rear garden, and completing the accommodation on this level is a handy WC with a cupboard plumbed for a washing machine.

Carpeted stairs take you to the first floor where you will find three double bedrooms – two of which have fitted shutters, a single bedroom which would make an ideal home office or study, and a bathroom with a white suite and shower over the bath. A real feature of this home is the principal suite on the second floor which has built in wardrobes, a dressing area and an en-suite shower room with double size cubicle and storage cupboard. The property also benefits from gas central heating, double glazing and solar panels.



Extras

Included in the sale will be the gas hob and electric oven, dishwasher, integrated fridge/freezer, and garden pergola and shed.

Gardens and Parking

A neat front garden with lawn and bordered by a hedge welcomes you to the property and to the rear is a fully enclosed, south facing garden which is laid to lawn and has two areas of decking, one of which has a pergola, all offering a great place to dine in the warmer months, and a safe space for children and pets to play, There is a garage with an up and over door, power and light, a driveway provides off street parking and on street parking is also available.

Factoring

The communal grounds around the development are factored by Scottish Woodland and James Gibb at a cost of approximately £200 and £120 per annum respectively.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

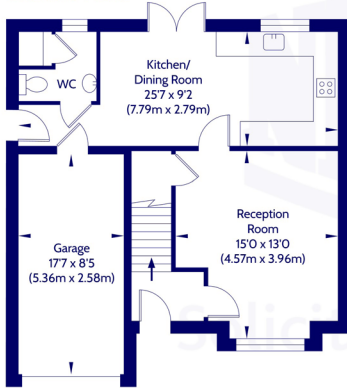
The popular village of Kirkliston lies west of Edinburgh's city centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox garden centre, adventure park and bistro. Nursery and primary schools can be found in Kirkliston with secondary schooling available in 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.



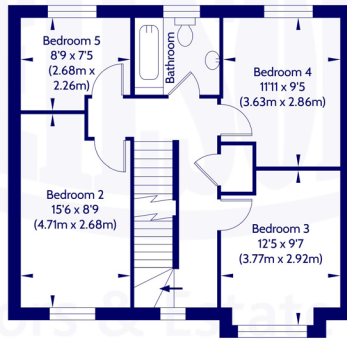


Approx. Gross Internal Floor Area 131 Sq M / 1410 Sq Ft.

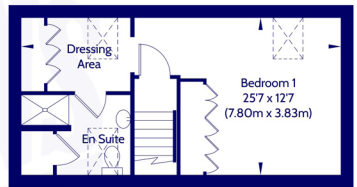
Ground Floor



1st Floor



2nd 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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