










Offers Over

**£335,000**

## 13 Foxhall Gait

Kirkliston | Edinburgh | EH29 9GT

A fantastic opportunity has arisen to purchase this impressive, truly stunning semi-detached townhouse, forming part of a modern development in the popular village of Kirkliston. Close to local amenities, transport links and green spaces, this property offers well proportioned accommodation alongside stylish interiors and would make an ideal family home.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



## Description

The accommodation briefly comprises a welcoming entrance hallway with useful under-stair storage, a bright and spacious reception/dining room featuring French doors opening onto the rear garden, and a convenient ground floor WC. The heart of the home is a stylish open-plan kitchen, complete with a modern fitted design, breakfast bar, and integrated appliances. To the first floor, there is a well-proportioned double bedroom with mirrored fitted wardrobes, alongside two further generously sized bedrooms and a contemporary family bathroom fitted with a three-piece suite and shower over the bath. Occupying the top floor, the impressive principal bedroom benefits from fitted wardrobes and a spacious en-suite shower room. Additional features include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. For the car user there is ample residents parking within the development.

## Communal Grounds

The communal grounds around the development are maintained by SG Property Management at a cost of approximately £20 per quarter.

## Viewing

By appointment through Neilsons (0131 625 2222).





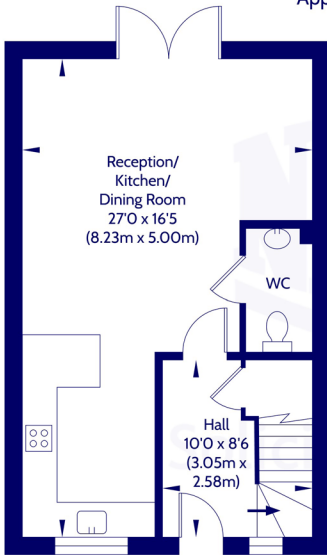
## Location

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 Adventure Park, Italian Bistro and local pub. 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. There is also a library and a leisure centre together with the popular Conifox Adventure Park, Italian Bistro and local pub.

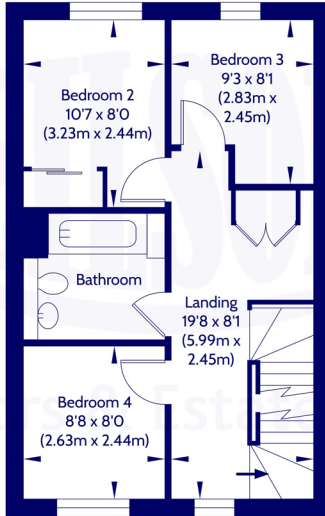




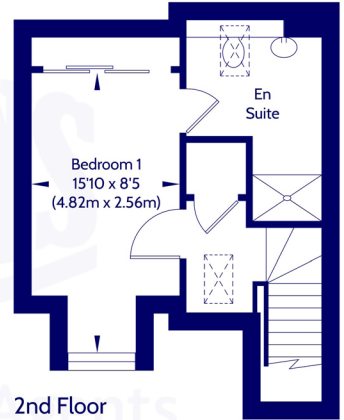
Approx. Gross Internal Floor Area 108 Sq M / 1172 Sq Ft.



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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