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Offers Over

£330,000

27 Allan Park

Kirkliston | Edinburgh | EH29 9HA

A rarely available, detached villa situated on a prime corner plot in an established street in the popular village of Kirkliston. Close to local amenities, transport links and green spaces, this property offers well-proportioned accommodation with private gardens, a garage and a driveway, making this an ideal family home.

-  4 bedrooms
-  2 public rooms
-  1 bathroom plus WC
-  Front, side & rear gardens
-  Garage & driveway
-  EPC rating – D
-  Council tax band - F



Description

In move in condition, the property is laid out over two levels with downstairs briefly comprising of a welcoming entrance hall with understairs storage and handy WC, bright and airy lounge with electric fire, modern kitchen with a range of wall and base units, wooden worktops, a door to the garden and a separate dining room.

Moving upstairs there is a naturally lit landing, the principal bedroom with built in wardrobes, three further double bedrooms, and a bathroom with a white suite, heated towel rail and shower over the bath. An attic provides further storage. The property also benefits from gas central heating (new boiler installed 2024) and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, washing machine, dishwasher and integrated fridge/freezer.

Gardens and Parking

Neat front and side gardens laid to lawn welcome you to the property, and there is a fully enclosed garden, also laid to lawn with a patio area, offering an ideal place for dining in the warmer months and a safe space for children and pets to play. There is a garage with up and over door, power and light, a driveway provides off street parking and on street parking is also available. There is an external storage cupboard off the rear of the garage.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

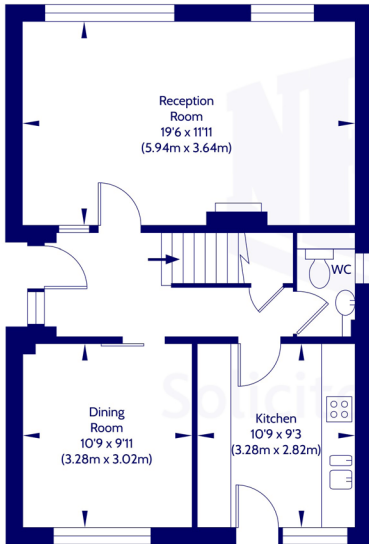
The popular village of Kirkliston lies west of Edinburgh's city centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox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



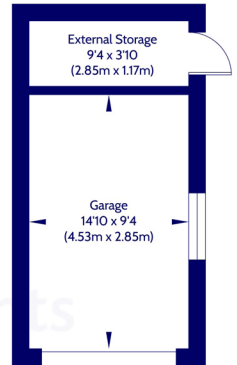
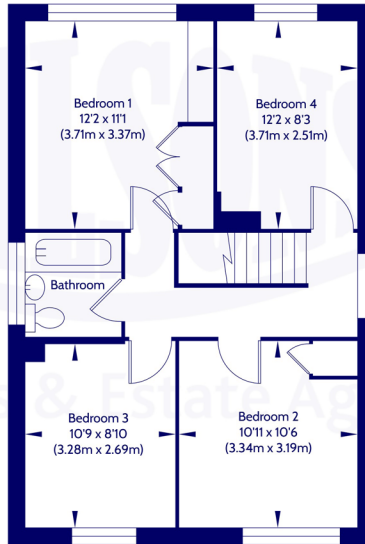


Approx. Gross Internal Floor Area 106.37 Sq M / 1145 Sq Ft.

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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