



6 Liston Road  
KIRKLISTON | EH29 9DQ

  
**warners**  
solicitors & estate agents



## 6 Liston Road

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Beautifully presented end terraced villa enjoying attractive contemporary décor, enclosed west facing gardens, and off street parking. This fantastic home is ideal for professionals and young families seeking a retreat from busy city living, situated just a 30 minutes' commute from central Edinburgh and within easy reach of major road links and the airport.

The inviting interiors feature a dual aspect living/dining room with feature fireplace, bespoke shelving and French doors giving access to the rear garden decking area, beautifully appointed kitchen with external access fitted with floor and wall units, a full range of integrated appliances, utility/bar area and bespoke shelving. Upstairs are two spacious bedrooms with integrated storage, and a shower room with mains shower cubicle and vanity sink unit, completes the internal communication.

The property further benefits from gas central heating, double glazing, and fantastic storage options including Ramsay ladder access to the floored attic, and externally, a mono-block driveway to front and side, enclosed west facing rear garden with decking, lawn, shed and stoned area.

- Beautifully appointed end terraced villa
- Dual aspect living/dining room with access to rear garden
- Beautifully appointed modern fitted kitchen with utility/bar area and bespoke shelving
- Two spacious double bedrooms with storage
- Shower rooms with mains shower cubicle and vanity sink
- Gas central heating & double glazing
- Fantastic storage options including partially floored attic
- Mono-block driveway with EV charger
- Enclosed west facing rear garden with decking and shed

Council Tax C and Energy Rating C

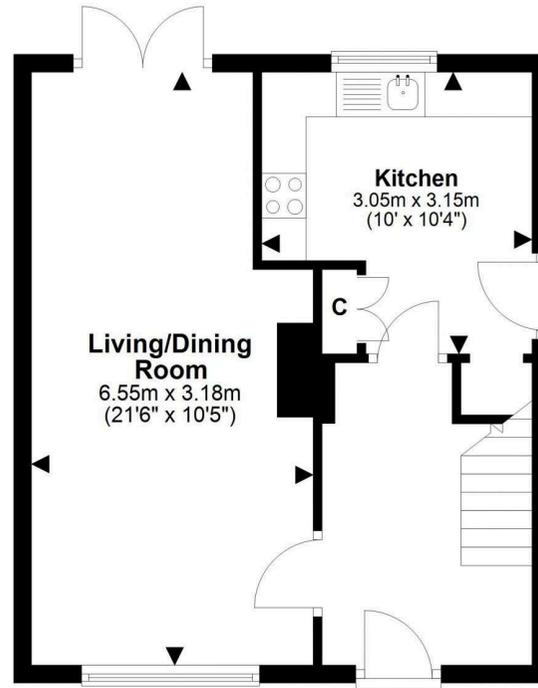
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



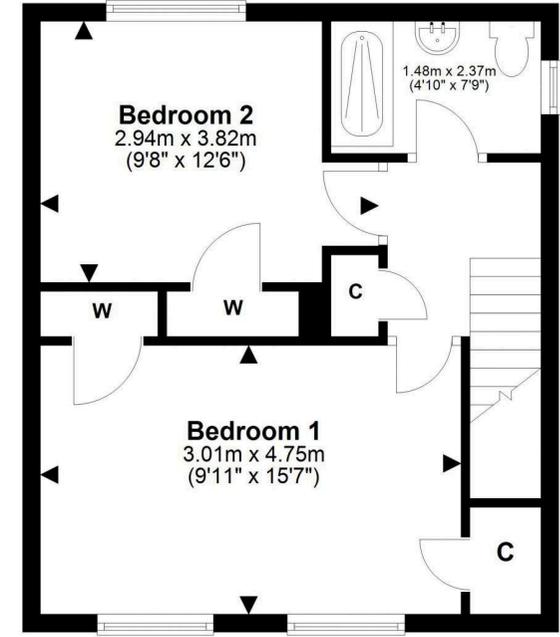
All fittings and fixtures will be included in the sale, excluding the under the counter fridge.

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 cafés, 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.

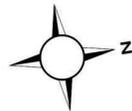




**Ground Floor**



**First Floor**



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.