










Offers Over  
**£150,000**

## 19 Almondside

Kirkliston | EH29 9BD

Situated in the popular village of Kirkliston is this spacious main door lower villa. Offering well proportioned accommodation along with a private garden. The property is situated close to local amenities and transport links and will particularly appeal to first time buyers, professionals, and investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Side Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The well-proportioned accommodation briefly comprises a welcoming entrance hallway with useful storage, a light and airy reception room with an attractive feature fireplace, and a stylish, modern fitted kitchen complete with a range of base and wall-mounted units and appliances. The principal bedroom is generously sized and benefits from fitted wardrobes, while a well-sized second double bedroom is accessed off the reception room. A contemporary shower room with an electric shower completes the interior. Further benefits include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

## Gardens & Parking

Externally, the well-maintained private garden is a wonderful outdoor space, featuring a mature setting with lush greenery and lawn, creating the perfect haven for outdoor dining/relaxing. There is on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

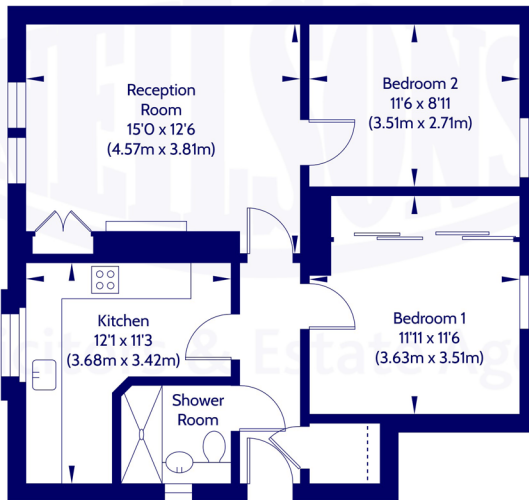
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox 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 at the end of the street 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 60 Sq M / 650 Sq Ft.

### Ground Floor



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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