










Offers Over
£295,000

11 Dundas Place

Kirkliston | Edinburgh | EH29 9BJ

This beautifully presented semi-detached villa enjoys a prime position within a highly sought-after and established residential area of Kirkliston. Offering landscaped gardens, a private driveway, and a garage, the property is ideally located for commuters, with excellent access to the M8 and M9 motorway networks as well as Edinburgh Airport. Thoughtfully extended and upgraded, the home provides spacious and flexible accommodation perfectly suited to modern family living.

-  3 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation begins with a welcoming entrance hall featuring useful built-in storage and providing access to the principal ground floor apartments. Positioned to the front of the property, the generously proportioned reception room offers a bright and comfortable main living space, ideal for both relaxing and entertaining, with an attractive open layout enhanced by double doors leading through to the family room. This flexible arrangement allows the rooms to be used independently or opened together to create an excellent flow throughout the ground floor. The family room enjoys a pleasant aspect over the rear garden and forms a versatile additional public room, equally suited as a sitting room, playroom, or home office. From here, access is gained to the dining room at the rear of the property, creating an ideal setting for family meals and social gatherings, with ample space for a large dining table and chairs. The fitted kitchen is conveniently positioned adjacent to the dining room and is well equipped with a good range of wall and base units, complementary work surfaces, and space for appliances, providing a practical and functional workspace. A contemporary shower room, fitted with modern sanitary ware, completes the ground floor accommodation. Upstairs, the landing provides access to three well-proportioned bedrooms, the family bathroom, and the attic. The principal bedroom is particularly spacious and benefits from pleasant open views, creating a peaceful retreat. The two further bedrooms offer excellent flexibility for growing families, guest accommodation, or home working, and are served by a smart family bathroom fitted with a modern three-piece suite.



Extras

The property shall be sold with all fixtures, fittings, fridges, dishwasher, cooker and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the fully enclosed rear garden benefits from a sunny south-facing orientation and has been thoughtfully landscaped with patio areas positioned to maximise both sunlight and the attractive open views throughout the day. To the front, a private driveway leads to a single garage equipped with light, power, and an electric up-and-over door.

Viewing

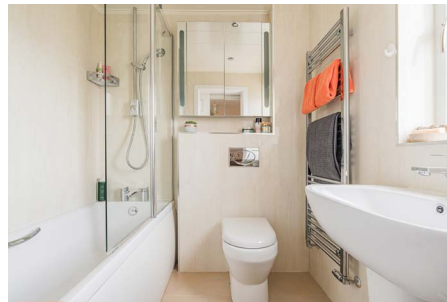
By appointment through Neilsons (0131 625 2222).





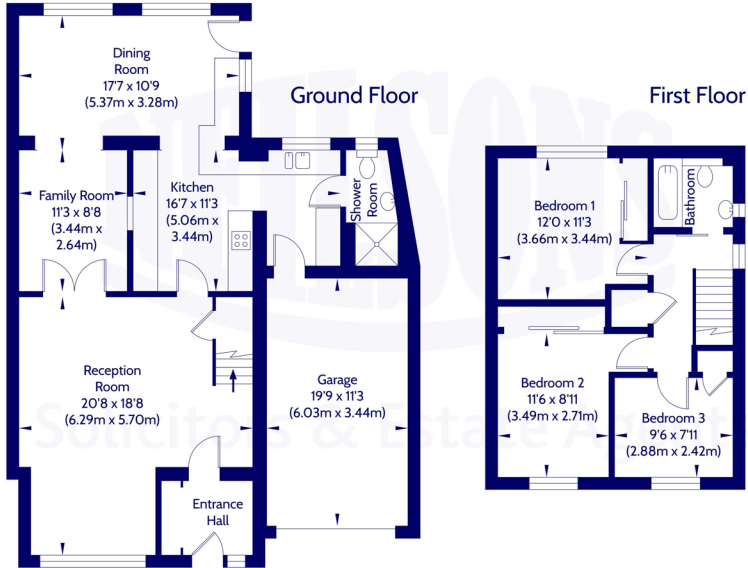
Location

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 131 Sq M / 1405 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

