










Offers Over  
**£210,000**

## 11 Kirklands Park Grove

Kirkliston | Edinburgh | EH29 9EU

This lovely and bright, generously proportioned terraced villa with private gardens and allocated parking space, is quietly positioned within a pleasant cul-de-sac, forming part of an established modern development in the popular district of Kirkliston.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Allocated Parking Space
-  EPC Rating – C
-  Council Tax Band - D



## Description

The light filled accommodation shall undoubtedly appeal to the first time buyer/couple or small families seeking a lovely home close to excellent amenities, reputable schooling and transport links. Enjoying a private leafy backdrop to the rear of the property, the accommodation comprises; entrance vestibule with storage provisions, there is a lovely and spacious front-facing reception room with open plan staircase leading to the upper floor. A sizeable dining kitchen is accessed from the reception room, which in turn provides direct access to the sunny, westerly rear garden. The kitchen itself is fitted with ample white wall and base units, complementary worktops and splashback tiling with built-in gas hob, electric oven and hood with further appliances included in the sale. There is ample space for dining table and chairs and there is a large understair cupboard. The two double bedrooms are located on the upper floor, both fitted with built-in wardrobes and the bathroom comprises of a white three piece suite with electric shower over the bath. Further benefits include gas central heating with combi boiler and double glazing.



*Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.*

## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

## Externally

There is a small private area of garden to the front with an allocated parking space located directly to the front of the property. A fully enclosed rear garden, with a predominantly west facing aspect, has a large decked patio, lawn with established borders and benefits from a high degree of privacy with a leafy backdrop.

## Factor

Charles White are the Factoring Agents for the development to which a fee of approx. £50 per quarter is payable for the upkeep of the communal garden grounds.

\*N.B – Charles White are no longer the factor agents and they are in the process of appointing another factor agent.

## Viewing

By appointment with Neilsons on 0131 625 2222.





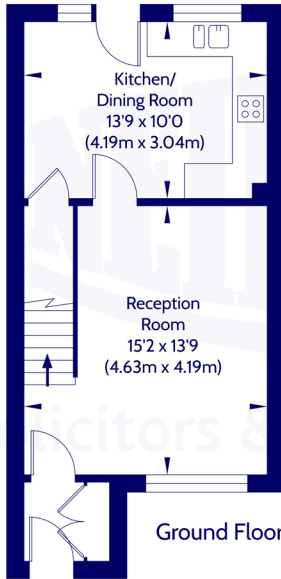
## Location

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.

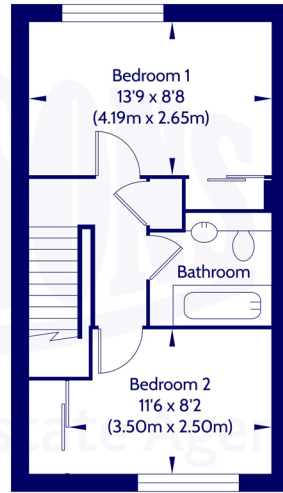




Approx. Gross Internal Floor Area 68 Sq M / 726 Sq Ft.



Ground Floor



1st 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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