










Offers Over

£365,000

8 Glendinning Drive

Kirkliston | Edinburgh | EH29 9HF

This impressive four-bedroom detached villa enjoys a peaceful setting within a well-established residential development in the popular Kirkliston area. Enhanced by a sunroom extension and attractive private gardens, the property offers spacious and flexible accommodation, making it an ideal home for growing families.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - F



Description

The accommodation opens with a welcoming entrance hallway. The lounge is a spacious bay-fronted room, providing an ideal setting for relaxing. To the rear, the kitchen/diner is well arranged with a range of freestanding white goods, partial panelling to match the worktops, under-unit lighting, and a breakfast bar. There is ample space for a large dining table and chairs, along with a handy understairs storage cupboard. This space flows seamlessly into the extended sunroom, which enjoys a bright triple aspect and French doors leading out to the garden. A practical utility room provides a sink, space for additional freestanding white goods, and extra storage. A partially tiled WC completes the ground floor.

Upstairs, the landing offers access to a partially floored attic via a Ramsay ladder, along with a useful linen cupboard. The principal bedroom is a generous front-facing double with an integrated wardrobe. The en suite is partially tiled and fitted with a shower cubicle. Bedroom two is a front-facing double, currently used as a home office, and benefits from an integrated wardrobe with sliding mirrored doors. Bedroom three is another double with a rear aspect, and both rooms offer ample space for freestanding furniture and flexible arrangements. Bedroom four is a single room with a quiet rear outlook, ideal for use as a nursery, study, or additional bedroom. The family bathroom is partially tiled and fitted with a shower over bath.

Further benefits include Hive-controlled gas central heating and double glazing.

Factor fees are payable at approximately £248 per annum.



Gardens & Parking

Externally, the rear garden is well-maintained, featuring a slabbed patio, lawn, and mature plants and shrubs forming an attractive border. A side area includes a shed for additional storage. To the front, the garden is laid to lawn, and a double driveway provides off-street parking for two cars, leading to a garage with excellent storage space and an EV charging point.

Extras

Selected fixtures and fittings, including; freestanding cooker, American-style fridge-freezer, washing machine, dryer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





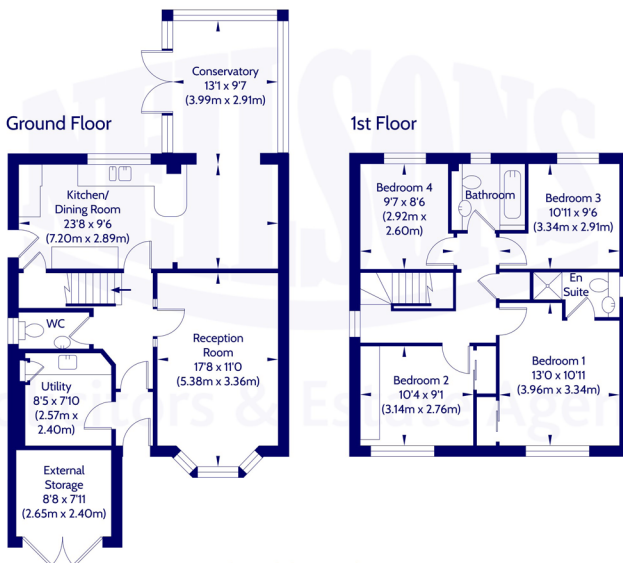
Location

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 125 Sq M / 1345 Sq Ft.



Area excludes external storage.

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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