



CLANCYS

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42 Dundas Place,

Kirkliston, EH29 9BJ



Description

An excellent opportunity has arisen to acquire this lovely, spacious, semi-detached villa which is pleasantly situated within the popular village of Kirkliston. The accommodation briefly comprises an entrance vestibule, hallway, living room with space to accommodate a dining table and chairs with ease, fitted kitchen and conservatory. A carpeted staircase leads to the upper landing which give access to two bedrooms and bathroom. The property benefits gas central heating, double glazing, private gardens to the front, side and rear with off street parking and carport. This property will appeal to a variety of buyers and viewing is highly recommended.

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, post office, 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.

Extras

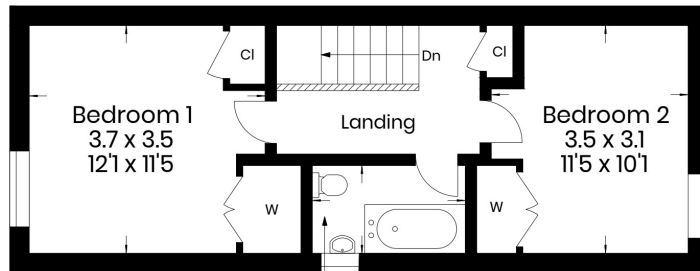
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

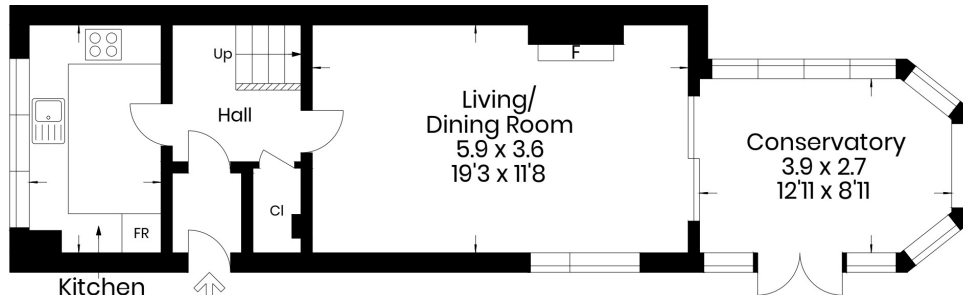
- Vestibule
- Hallway
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front, side and rear
- Off street parking
- Car Port
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







First Floor



Ground Floor

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.