NEILSONS

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Offers Over

£315,000

57 Allan Park

Kirkliston | Edinburgh | EH29 9BP

Beautifully presented throughout, this impressive four-bedroom detached family home occupies a desirable corner position within a popular residential development in Kirkliston. The property offers spacious and versatile accommodation, complemented by attractive front, side and rear gardens, a driveway providing off-street parking for multiple vehicles and a garage. Ideally suited to growing families, the property is conveniently positioned for local amenities.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Garage and Driveway
- Front, Side and Rear Gardens
- EPC Rating – C
- Council Tax Band - F

Description

The accommodation is accessed via an entrance hallway with a useful WC. The welcoming reception room is front-facing and features attractive flooring, complemented by a central gas fireplace which creates an inviting focal point. To the rear, a dining room enjoys views over the garden, providing an excellent additional space for relaxing or spending time with family. The kitchen is fitted with a range of wall and base units, offering ample storage and preparation space, alongside a selection of integrated appliances and a freestanding cooker. A door provides direct access to the garden, making this a practical space for everyday family living. There are four well-proportioned bedrooms, each offering comfortable accommodation. The principal bedroom is a front-facing double with carpeted flooring and built-in storage. The second bedroom is a further double room with carpeted flooring and a built-in wardrobe, while the third bedroom is also a double and benefits from carpeted flooring and built-in storage. The fourth bedroom is another front-facing double, featuring carpeted flooring and triple mirrored sliding wardrobes, providing excellent storage. Completing the accommodation is a family bathroom fitted with a white three-piece suite, comprising a bath with an overhead shower.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property benefits from gardens to the front, side and rear, providing useful outdoor space for a variety of needs. A driveway offers parking for multiple vehicles, in addition to the garage.

Viewing

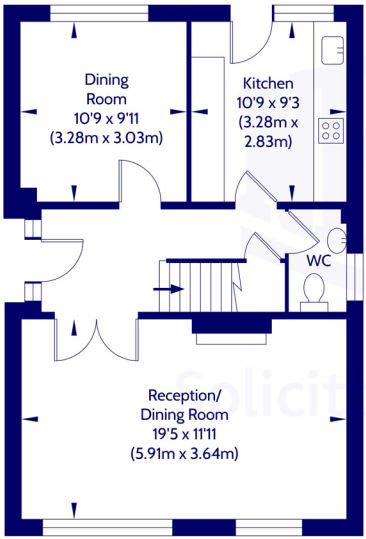
By appointment through Neilsons (0131 625 2222).

Location

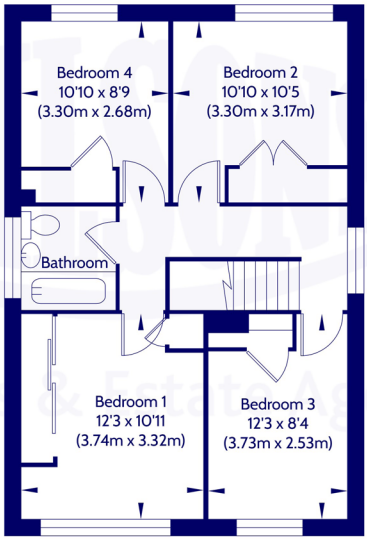
Allan Park is situated within the popular village of Kirkliston, offering a convenient setting for families and commuters alike. The village benefits from a range of local amenities, schooling and everyday shopping facilities, while excellent transport links provide easy access to Edinburgh, the City Bypass and the central motorway network. The village offers a selection of shops, cafés, pubs and recreational facilities, with further shopping and leisure options available in nearby South Queensferry and at The Gyle. Kirkliston is also ideally placed for access to the M8, M9 and Queensferry Crossing, as well as Edinburgh Airport, making it an excellent choice for those seeking village living within easy reach of the city.

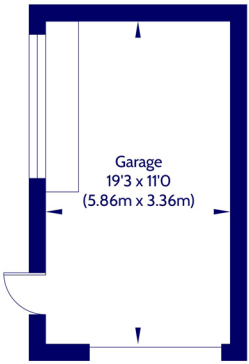
Approx. Gross Internal Floor Area 107 Sq M / 1144 Sq Ft.

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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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