



31 Station Road, Kirkliston, EH29 9BB

Immaculately presented two-bedroom main-door lower villa, forming part of an attractive converted stone-built Victorian house in the heart of popular Kirkliston. Combining period character with stylish contemporary finishes, the property has been beautifully maintained and offers exceptionally appealing accommodation in true move-in condition.

A particular highlight is the superb garden provision. In addition to private front and side gardens, the property enjoys access to an extensive, beautifully established shared rear garden, providing a wonderful setting for outdoor dining, entertaining and relaxation.

Internally, the accommodation is bright, spacious and full of character, with stripped timber and engineered oak flooring, decorative fireplaces and a wood-burning stove adding warmth and personality. The attractive farmhouse-style kitchen, traditional bathroom and separate utility room complement the period features, while gas central heating and double glazing provide modern-day comfort.

The accommodation comprises:

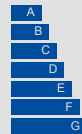
- Entrance vestibule with practical vinyl flooring, opening into the welcoming hallway with a deep storage cupboard.
- Spacious sitting/dining room, an inviting and characterful living space featuring engineered oak flooring, a wood-burning stove and shelved press. An attractive archway leads through to the dedicated dining area, creating an excellent space for both everyday living and entertaining.
- Front-facing double bedroom with stripped timber flooring and a traditional shelved press housing the electricity meter



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Charming traditional bathroom fitted with a freestanding roll-top bath, pedestal wash basin, WC and separate corner shower enclosure with electric shower.
- Rear-facing double bedroom enjoying a pleasant outlook towards the garden and featuring stripped timber flooring, a decorative fireplace and shelved press. A hatch provides access to useful attic storage.
- Breakfasting kitchen positioned to the rear and fitted with an attractive range of slate-grey farmhouse-style units complemented by solid timber worktops. Appliances include a gas cooker and freestanding fridge-freezer.
- Separate utility room providing valuable additional storage and workspace, fitted with further units, a one-and-a-half bowl sink with mixer tap and drainer, and washing machine. The gas central heating boiler is also housed here.

Outside & Gardens

The property benefits from its own private front and side gardens, thoughtfully designed for ease of maintenance.

To the rear lies an exceptional shared garden which provides a real extension of the living space. Generously proportioned and beautifully established, it features an extensive lawn with a characterful paved pathway leading through the garden to a decked patio area, ideal for summer dining and entertaining. Mature trees provide an attractive leafy backdrop, while boundary fencing creates a pleasant sense of enclosure.

Location

Kirkliston is a highly regarded and well-connected village situated to the west of Edinburgh, offering an appealing combination of village living and excellent accessibility to the capital. The village provides a good selection of everyday amenities, including local shops, a Post Office, health centre, library and leisure facilities. A more extensive range of shopping, dining and recreational amenities can be found in nearby South Queensferry, while The Gyle and Edinburgh's western commercial districts are also readily accessible.

Families are particularly well catered for, with nursery and primary schooling available locally and secondary education in neighbouring South Queensferry.

For commuters, Kirkliston is ideally positioned for access to Edinburgh and the wider central belt, with regular bus services and convenient connections to the A90, M8 and M9 motorway networks. Edinburgh Airport is also within easy reach.

Extras

All fitted floor coverings, blinds, curtains and kitchen appliances are included in the sale.

Council tax - Band B



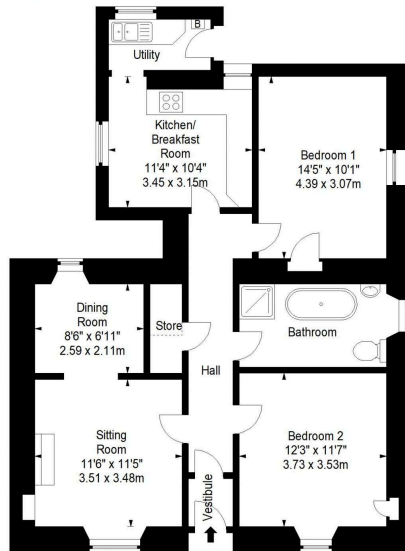




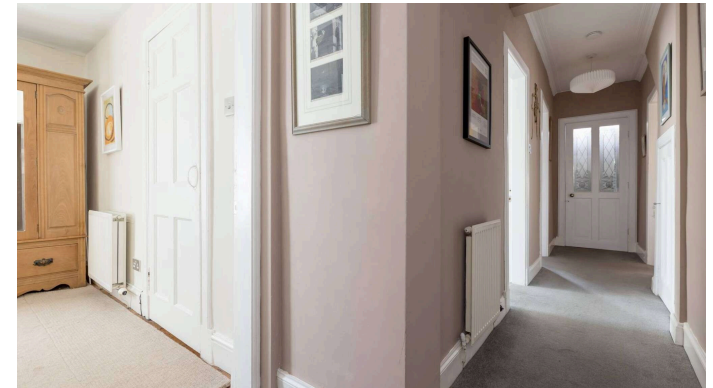
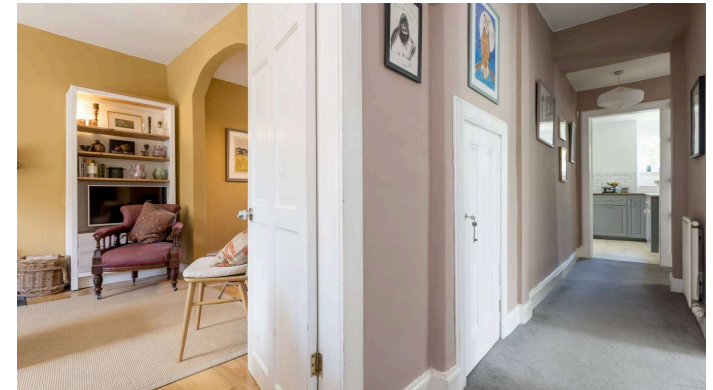
**Yew House,
Station Road,
Kirkliston,
Midlothian, EH29 9BB**



Approx. Gross Internal Area
891 Sq Ft - 82.77 Sq M
For identification only. Not to scale.
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Ground Floor



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Offers can be submitted in writing, fax or email:

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