



21 Auldgate, Kirkliston

Offers Over £305,000





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

This attractive and well-presented three bedroom Detached Bungalow situated at the foot of a quiet cul-de-sac offers an ideal blend of comfort, convenience, and contemporary living, situated in a peaceful cul-de-sac within easy reach of excellent local amenities and transport links. The property features three generously sized double bedrooms, two with fitted wardrobes and one with shelved cupboard making it perfect for families or those seeking versatile accommodation. The heart of the home is a modern kitchen, fully fitted with appliances, sleek cabinetry, and generous worktop space, ideal for home cooking and entertaining. The spacious lounge/dining room is bright and welcoming, offering a flexible area for relaxation or social gatherings. A modern shower room has been thoughtfully designed, featuring a walk-in cubicle and a mains shower, providing both comfort and practicality. The property benefits from gas central heating with a combi boiler, ensuring warmth and efficiency throughout the year. Additional highlights include a detached garage with an up and over door, complemented by a handy side door for convenient access. There is also private parking for two cars, a valuable asset in this sought-after location.

The bungalow enjoys a quiet setting, yet remains superbly connected, with Edinburgh Airport, the Gyle shopping centre, city centre amenities, park and ride facilities, and tram routes all within

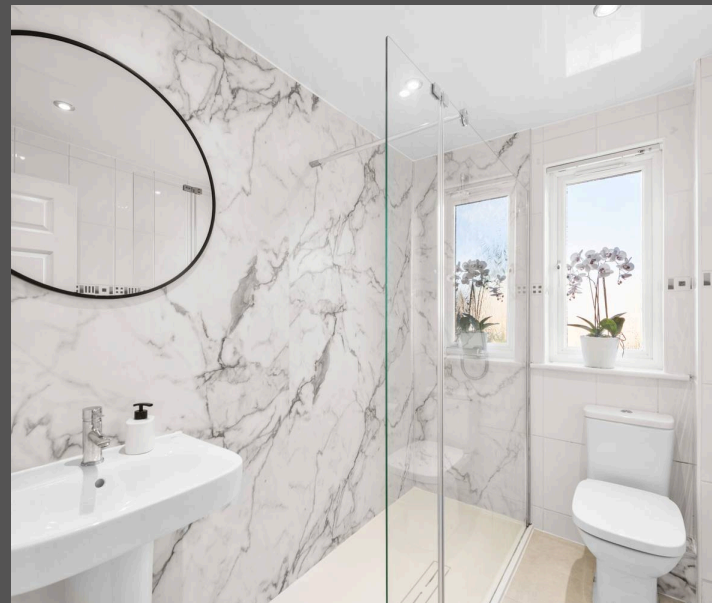


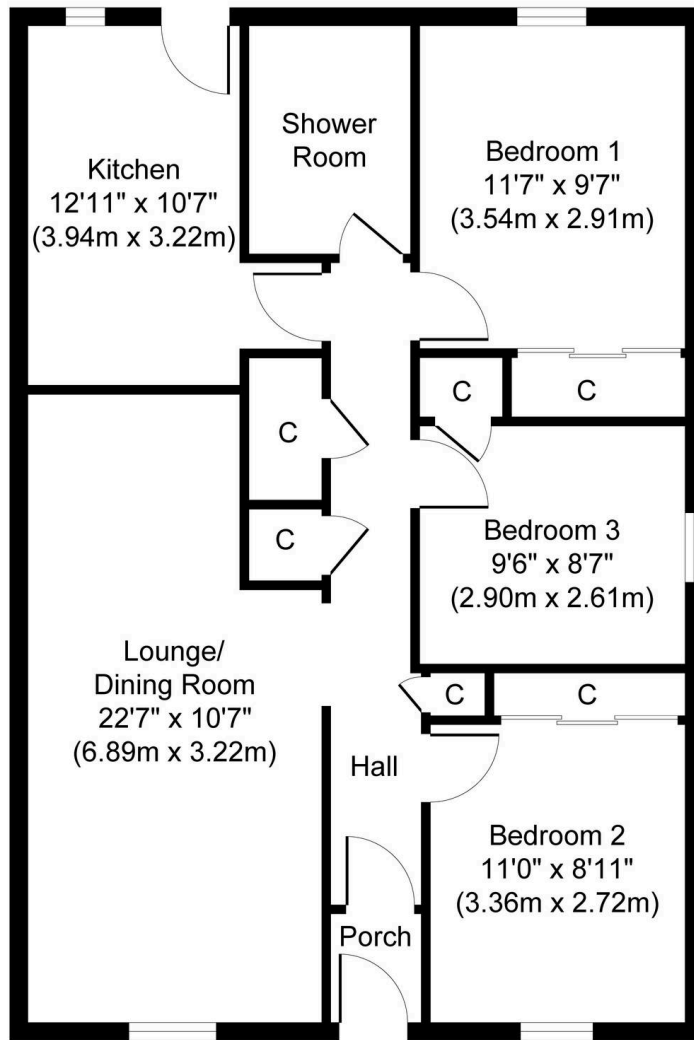


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Approximate Floor Area
847 sq. ft
(78.70 sq. m)



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