



106 Main Street  
Kirkliston, EH29 9AD

**Deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED HOUSE

- Sitting Room
- Lounge/Dining Room
- Kitchen Open Plan to Family Room
- Three Bedrooms
- En-Suite Bathroom
- Shower Room
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Fully Enclosed Rear Garden
- Summer House
- Home Office/ Store
- Driveway
- EPC Rating - D



Situated within the popular commuting town of Kirkliston, this stylishly presented traditional semi-detached villa has been sympathetically extended to create a wonderful family home. The property is close to day to day shopping requirements with supermarkets available in Winchburgh and South Queensferry. A good public transport service passes through the town and travels to Edinburgh City Centre, Linlithgow and Falkirk with Edinburgh Airport a short drive from the property. In move-in condition, the spacious accommodation comprises; entrance vestibule, welcoming hallway, attractive sitting room with open fire and ornate cornice work, lovely lounge/dining room leading to the fantastic contemporary open plan kitchen/family room with double bi-folding doors and WC apartment. Upstairs leads to the delightful master bedroom with built-in wardrobes and stylish en-suite bathroom with separate shower enclosure, two further double bedrooms and modern shower room. To the rear of the property is a well maintained and fully enclosed south facing garden with large summer house currently being used as a gym with storage room and WC apartment. Also located in the rear garden is a outside utility room and a separate multipurpose home office/ storage space. A driveway to the front provides off-street parking for up to 5 cars. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. Other items may be available by separate negotiation.

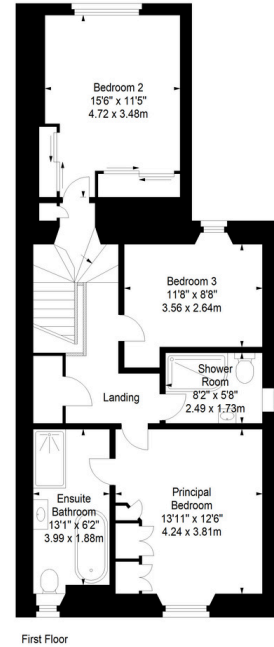
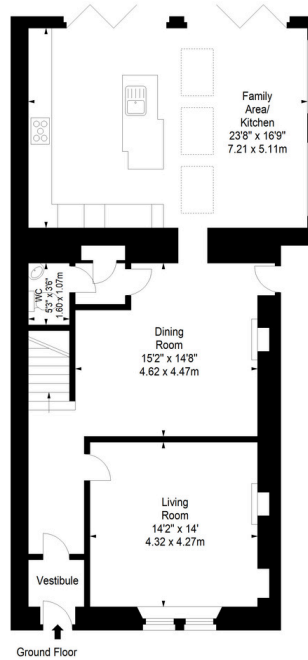
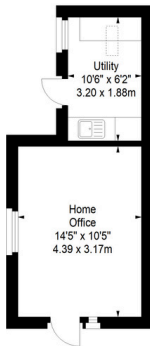
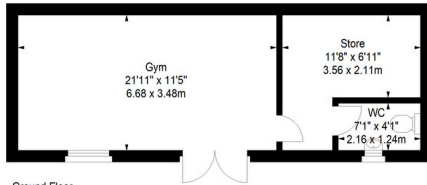




**Main Street,  
Kirkliston,  
Midlothian, EH29 9AD**



Approx. Gross Internal Area  
1868 Sq Ft - 173.54 Sq M  
Out Buildings  
Approx. Gross Internal Area  
615 Sq Ft - 57.13 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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