



Offers Over
£265,000

60 Queensferry Road

Kirkliston | Edinburgh | EH29 9FQ

This attractive terraced townhouse is set within the established and highly sought-after village of Kirkliston, a popular residential location offering a strong sense of community along with excellent local amenities for day-to-day needs. The property is ideally positioned for commuters, with easy access to the M8 and M9 motorway networks, Edinburgh Airport, and the City Bypass, making travel to Edinburgh and beyond both quick and convenient.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms Plus WC
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

Presented in true move-in condition, the property offers flexible and generously proportioned accommodation over three levels. The home is entered via a welcoming reception hallway, which benefits from a spacious cloaks cupboard and a convenient ground-floor WC. To the rear, the comfortable lounge and dining room is flooded with natural light, enhanced by French doors and a complementary window formation that provide direct access to the landscaped rear garden, creating an ideal space for both everyday living and entertaining. To the front of the property, the recently installed kitchen is stylishly finished and thoughtfully designed, featuring a range of contemporary green wall and base units, integrated appliances, and ample worktop space, offering a modern and practical environment for cooking and meal preparation. The first floor hosts three bright and well-proportioned bedrooms, all offering flexible accommodation suitable for family living, guest rooms, or home office use. A modern family bathroom completes this level. Occupying the upper floor is an impressive principal bedroom suite, which features a spacious open-plan dressing area with excellent storage and access to a contemporary en-suite shower room, providing a private and peaceful retreat.



Further benefits include gas central heating, PV solar panels, double glazing throughout, and good built-in storage and wardrobe space. The property will appeal to a wide range of buyers, including professionals & growing families

The communal areas of the development are professionally managed and maintained by the factors James Gibb and Scottish Woodlands. An annual fee of approximately £120 is payable to James Gibb, with a further £160 per annum payable to Scottish Woodlands for the upkeep and maintenance of the surrounding grounds and communal areas.

Extras

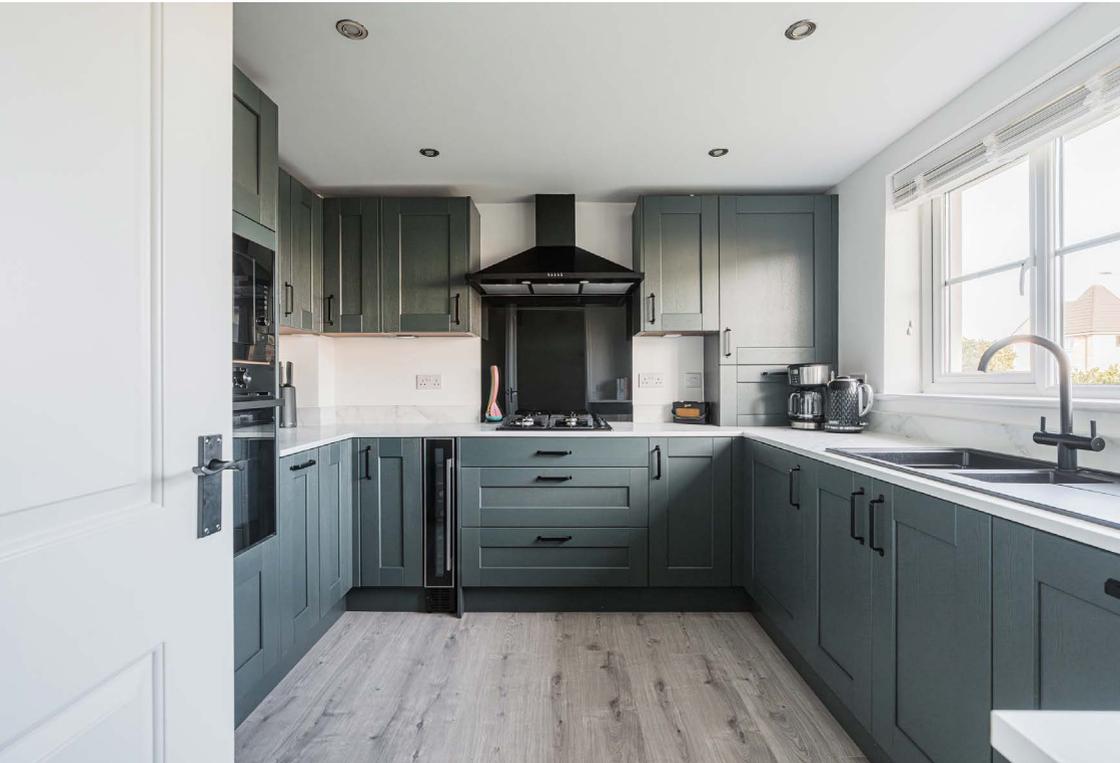
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, there is a private front garden with a pathway leading to the main entrance. To the rear, the fully enclosed garden offers a safe and secure outdoor space, with lawn and paved patio areas, access to residential parking, and a large garden storage box which will be included in the sale.

Viewing

Please contact Neilsons on 0131 625 2222.





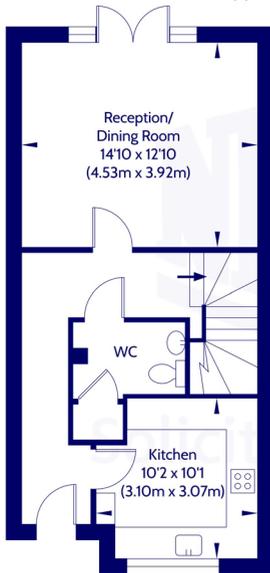
Location

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 as well as being in close proximity to Craigie's Farm Shop and soft play. 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 waterfront 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.

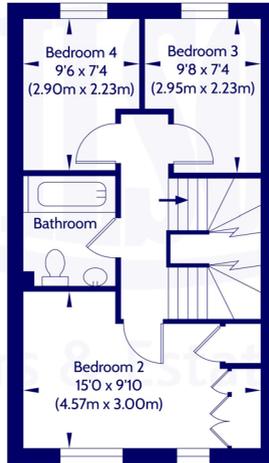




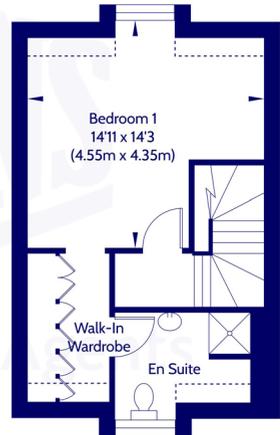
Approx. Gross Internal Floor Area 112 Sq M / 1220 Sq Ft.



Ground Floor



1st Floor



2nd 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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