



Solicitors & Estate Agents



1B Main Street

Kirkliston | Edinburgh | EH29 9BS

Rare opportunity to acquire this impressive and generously proportioned five-bedroom detached villa, ideally positioned within the sought-after town of Kirkliston. Boasting substantial private gardens and a double garage, whilst being conveniently located close to a host of excellent day-to-day amenities and transport links, the property offers fantastic potential for buyers to create a superb family home tailored to their own taste and style.

-  5 bedrooms
-  3 public rooms
-  1 bathroom
-  Private gardens
-  Double garage
-  EPC Band - E
-  Council Tax Band - F



Description

The accommodation begins with an entrance vestibule leading into the welcoming hallway, which benefits from a useful understairs cupboard together with a further shelved storage cupboard. The bright and airy lounge enjoys a pleasant front-facing outlook through twin windows and features an open fireplace, shelved press cupboard, traditional cornicing, and ceiling rose, retaining a wealth of charming period features. The rear-facing dining room benefits from a shelved press cupboard and further storage cupboard. Offering excellent flexibility, this spacious room could also be used as a second reception room or family room and flows through to the kitchen. The large kitchen provides plenty of practical space and includes a range of freestanding white goods. Dual aspect windows create a bright setting, while there is ample room for a dining table and chairs. A side porch provides convenient access to the garden. Bedroom five is a sizeable double room with a front-facing aspect, useful press cupboard, and attractive ceiling rose. Its versatile layout also allows it to be used as an additional reception or family room if preferred. Completing the ground floor is a convenient two-piece WC with tiled flooring.



The upper landing features a lovely window providing plenty of natural light, together with access to the attic. The generous principal bedroom benefits from a shelved press cupboard. Bedroom two is another good-sized double with a peaceful rear-facing aspect, twin windows, and a shelved press cupboard. This room also benefits from a fitted shower with partial wall tiling. Bedroom three enjoys a rear-facing outlook and is a further comfortable double, with a large cupboard housing the boiler. Bedroom four is another sizeable double, while all four upper-floor bedrooms offer plenty of space for freestanding furniture and a variety of layouts. Completing the accommodation is the family bathroom, fitted with a bath and partial wall tiling.

The property further benefits from gas central heating and is predominantly double glazed with some single-glazed windows.

This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, the property enjoys substantial private gardens. The front garden features a chipped-stone finish complemented by a mature planted border, while the large rear garden is well established with mature trees, shrubs, lawn, slabbed patio, and chipped-stone areas. Useful brick-built storage sheds and an included summerhouse provide additional outdoor space and storage. A double garage to the rear provides secure off-street parking and further storage potential.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



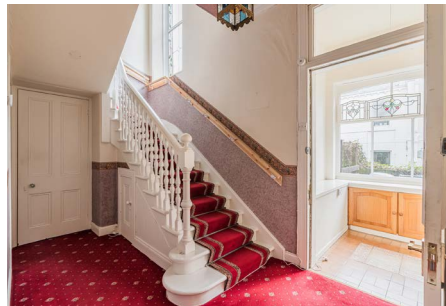
virtually renovated by **HOMELi**



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, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox Adventure Park, Italian Bistro and local pub.

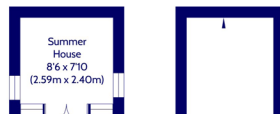
Nursery and primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the water front and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking 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. There is also a library and a leisure centre together with the popular Conifox Adventure Park, Italian Bistro and local pub.



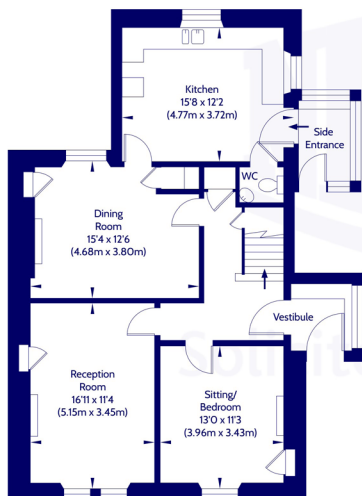
Outbuilding



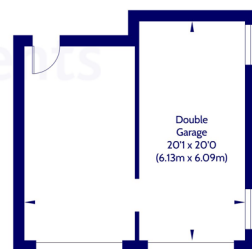
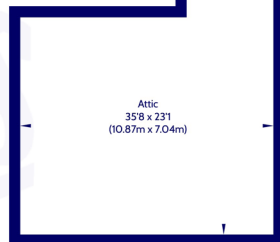
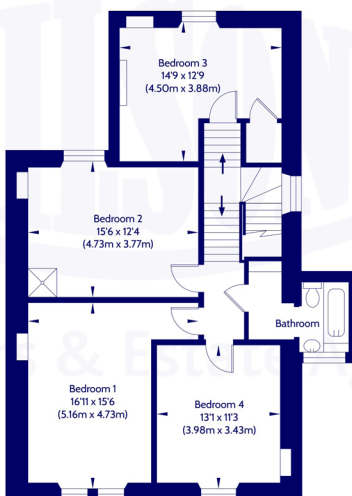
Approx. Gross Internal Floor Area 179 Sq M / 1926 Sq Ft.



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.



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