



22 Kirklands Park Street
Kirkliston, EH29 9EY

Deans 
Solicitors & Estate Agents LLP



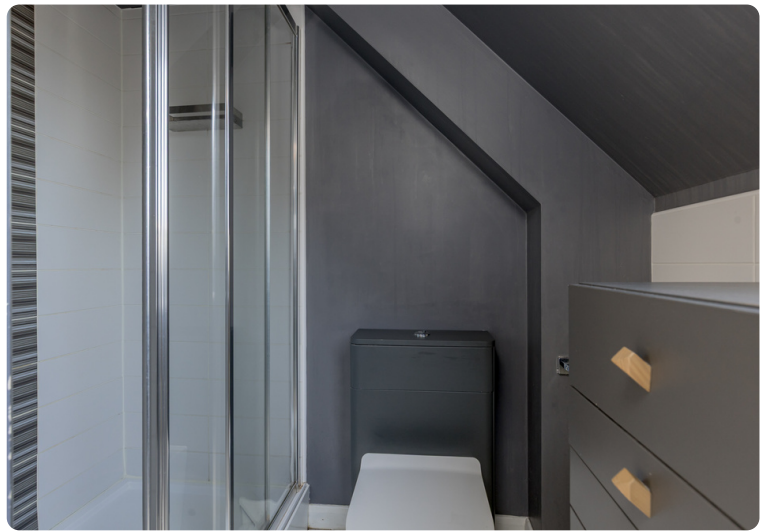
TOWN HOUSE

- Living Room/ Dining Room
- Kitchen
- W.C.
- Three Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Private Front & Rear Gardens
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



Situated within a well-established contemporary residential development, this immaculately presented town house enjoys a desirable setting in the sought-after village of Kirkliston. The village provides a range of everyday amenities, while larger supermarkets, including Tesco in South Queensferry and Sainsbury's in Winchburgh, are both conveniently located just a short drive away. The property also benefits from excellent transport connections, with easy access to the major motorway network, offering straightforward travel north and south, as well as quick links to Edinburgh Airport. The accommodation comprises on the ground floor, a welcoming entrance hallway, spacious living room/ dining room with French doors leading to the rear, modern styled fitted kitchen and a W.C. Upstairs lead to three good-sized double bedrooms (one en-suite shower room) and a modern bathroom. Externally, the property benefits from a private enclosed rear garden incorporating a seating area, creating an ideal space for outdoor relaxation and entertaining. Residents also have access to a communal car park providing off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.

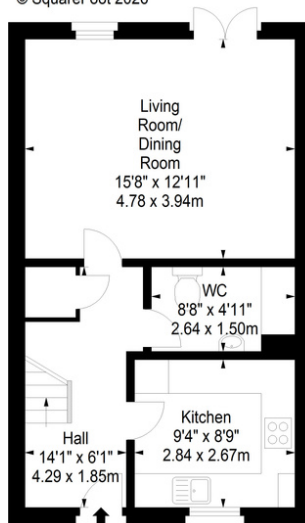




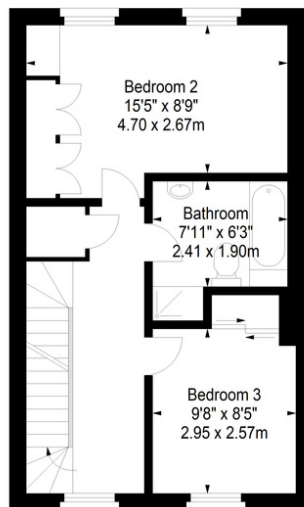
Kirklands Park Street,
Kirkliston,
Midlothian, EH29 9EY



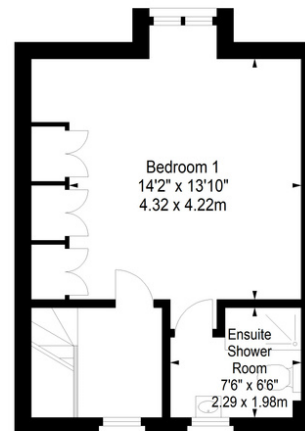
Approx. Gross Internal Area
1228 Sq Ft - 114.08 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Second Floor



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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