



Solicitors & Estate Agents



# 48 Main Street

Kirkliston | EH29 9AA

A fantastic opportunity has arisen to acquire this rarely available main door upper villa, ideally situated in the popular village of Kirkliston. Conveniently located close to excellent local amenities and transport links, the property is sure to appeal to a variety of buyers, including first-time buyers, professionals, and investors alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B

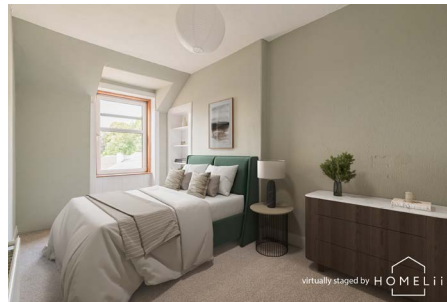


virtually staged by HOMELII

## Description

The accommodation briefly comprises a welcoming entrance vestibule leading into the hallway, complete with a useful storage cupboard; a light and airy reception room to the front of the property; a fitted kitchen with a range of appliances; a well-proportioned principal bedroom to the rear, benefiting from an Edinburgh press and lovely open views; a good-sized second double bedroom; and a bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing throughout.

*This property has been subject to virtual staging to show the effect of 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.*



virtually staged by HOMELII

## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge and washing machine.

## Gardens & Parking

To the rear of the property is a beautifully maintained communal garden, predominantly laid to lawn with attractive shrubs and well-stocked flower beds, providing a pleasant outdoor space to enjoy. For those with a car, the property benefits from an allocated parking space, with additional on-street parking available to the front.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

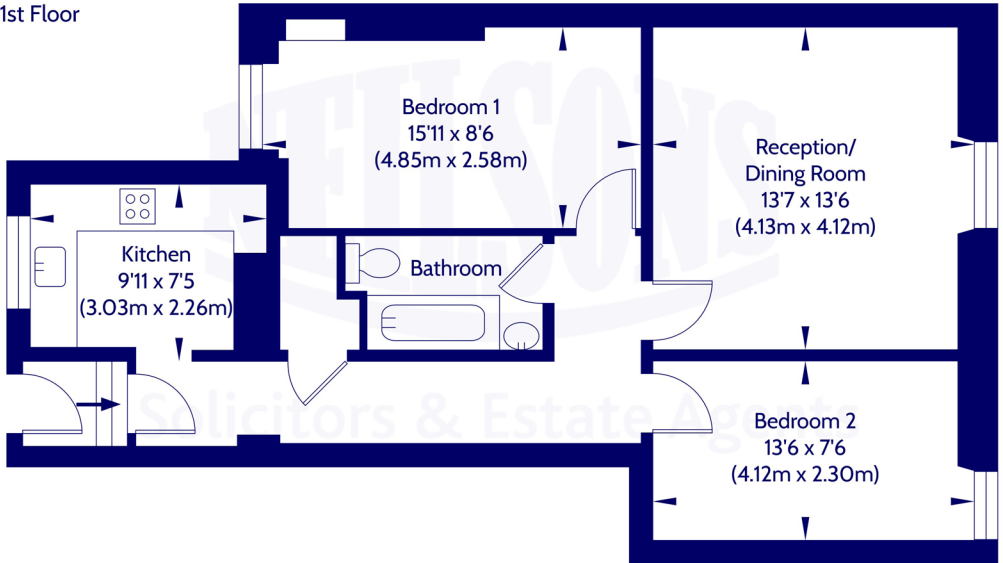
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox garden centre, adventure park and bistro. 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 at the end of the street 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 63 Sq M / 673 Sq Ft.

## 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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