



2 Glendinning Road
Kirkliston, EH29 9HE

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Private Gardens to Front & Rear
- Driveway & Garage
- EPC Rating- C



Viewing is highly recommended of this immaculately presented and well-proportioned detached villa quietly positioned and forming part of an established modern residential development in the ever popular commuting town of Kirkliston. The property would make an excellent family home and is within walking distance of the local primary school. The town provides local day to day requirements including a dentist, doctors and vet surgeries with an excellent public transport service travelling to Edinburgh City Centre, Linlithgow and Falkirk. The accommodation has been upgraded to a high standard and is in move-in condition throughout. Welcoming entrance hallway with WC apartment, attractive sitting room with feature fireplace and French doors with window formation pleasantly overlooking the rear garden and providing excellent natural light, lovely dining room, contemporary and well laid out breakfast kitchen with integrated appliances and practical utility room off. Upstairs there is a delightful and spacious master bedroom with built-in wardrobes and modern en-suite shower room, three further good sized double bedrooms/two with built-in wardrobes and family bathroom. The property is situated within established and manicured private gardens with the rear garden being south facing and fully enclosed with paved patio area. A driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating and double glazing. All appliances included in the sale are sold as seen with no warranty provided.





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Kirkliston,
Midlothian, EH29 9HE**



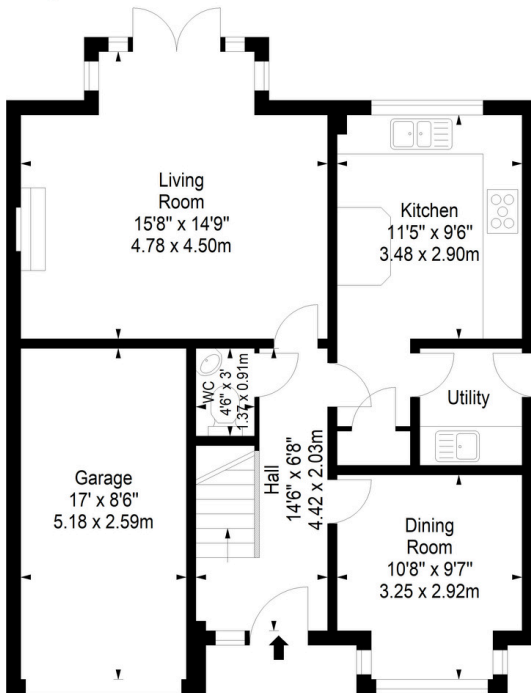
Approx. Gross Internal Area
1258 Sq Ft - 116.87 Sq M

Garage

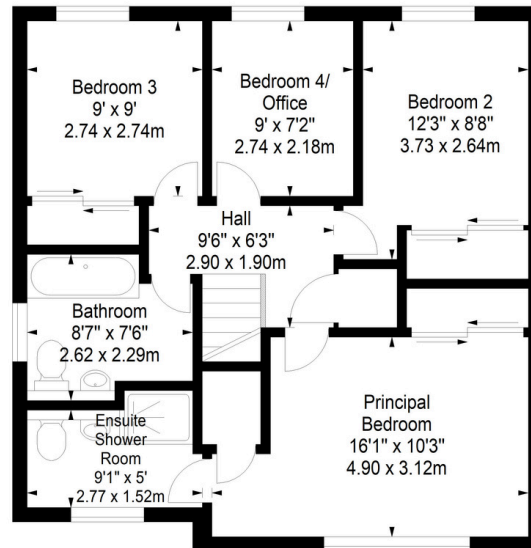
Approx. Gross Internal Area
145 Sq Ft - 13.47 Sq M

For identification only. Not to scale.

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Ground Floor



First 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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