










Offers Over
£390,000

4 Stair Place

Kirkliston | Edinburgh | EH29 9GL

This well-presented detached family home offers spacious and flexible accommodation, ideally suited to modern family living. Benefiting from a private driveway, garage, and a large enclosed rear garden, the property enjoys a desirable setting close to excellent day-to-day amenities, reputable schooling, and convenient commuting links, making it an ideal choice for growing families seeking both comfort and practicality.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathroom Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

The welcoming entrance hallway is finished with attractive laminate flooring and provides access to a convenient ground-floor WC. To the front of the property, the bright reception room continues the laminate flooring theme and is presented in neutral décor, creating a comfortable and versatile living space. Additional storage further enhances the practicality of the home. Undoubtedly the heart of the property is the impressive family dining kitchen, thoughtfully designed with contemporary high-gloss grey wall and base units complemented by stylish Silestone worktops. A full range of integrated appliances provides a sleek and functional finish, while the adjoining utility room offers valuable additional storage and laundry space. The dining area enjoys an abundance of natural light and features glazed double doors opening directly onto the rear garden, creating an ideal setting for both family life and entertaining. The principal bedroom is quietly positioned to the rear of the property and benefits from built-in wardrobes, fitted carpeting, and a modern en-suite shower room comprising a two-piece white suite and tiled shower cubicle with electric shower. The second bedroom is a generous double room with a front-facing aspect, soft grey carpeting, and built-in wardrobe storage. The third bedroom, also a double, overlooks the rear garden and is currently utilised as a home office, offering excellent flexibility for remote working or guest accommodation. The fourth bedroom is a compact double positioned to the front of the property. The family bathroom is fitted with a crisp white three-piece suite and further benefits from a separate tiled shower cubicle with thermostatic shower and a contemporary ladder-style radiator.



A payment to Scotland Woodland of £77 is payable for the upkeep of communal areas per quarter.

Extras

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

Gardens, Garage & Driveway

Externally, the property continues to impress with a driveway incorporating an EV charging point leading to the garage. The enclosed rear garden has been attractively landscaped with a lawn and raised planted beds, creating a private and family-friendly outdoor space ideal for relaxing and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





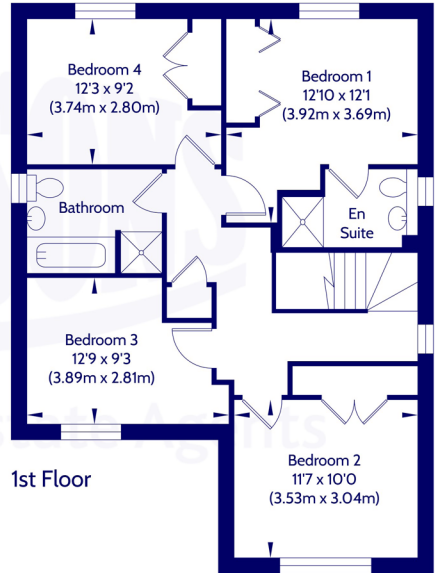
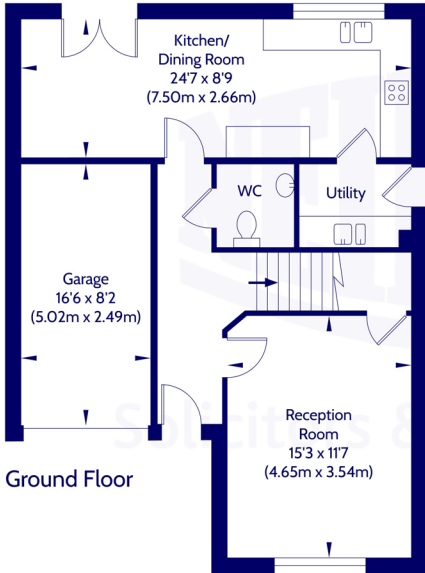
Location

The popular town 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 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 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 123 Sq M / 1319 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

