



Solicitors & Estate Agents



## 12 Balcomie Gardens

Kirkliston | Edinburgh | EH29 9GD

A superb opportunity has arisen to acquire this beautifully presented four bedroom detached villa, quietly positioned within an established modern development in the popular village of Kirkliston. Close to a host of excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including growing families.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

The accommodation, presented in true move-in condition, briefly comprises a welcoming entrance vestibule, a bright and airy dual-aspect reception/dining room, and a modern fitted kitchen equipped with a range of base and wall-mounted units together with a useful understair storage cupboard. A practical utility room provides additional storage and workspace, with direct access to the rear garden and a convenient WC located off. On the upper floor, a spacious landing with a storage cupboard and loft access leads to the well-proportioned principal bedroom, which benefits from fitted wardrobes and a contemporary en-suite shower room. There are three further good-sized double bedrooms, all featuring fitted wardrobes, and a family bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and washing machine. Other items of furniture can be made available by separate negotiations.

## Gardens, Garage & Driveway

There are lovely, well-maintained gardens to both the front and rear of the property for residents to enjoy and make their own. The front garden is mostly laid to lawn while the rear garden benefits from a handsome patio and well-kept lawn. For the car owner, there is an integrated single garage and a double driveway for off-street parking. For visitors, there is more than adequate on-street parking.

The development is managed by Speirs Gumley for a fee of £44 per quarter for the maintenance of the communal grounds.

## Viewing

By appointment through Neilsons (0131 625 2222).





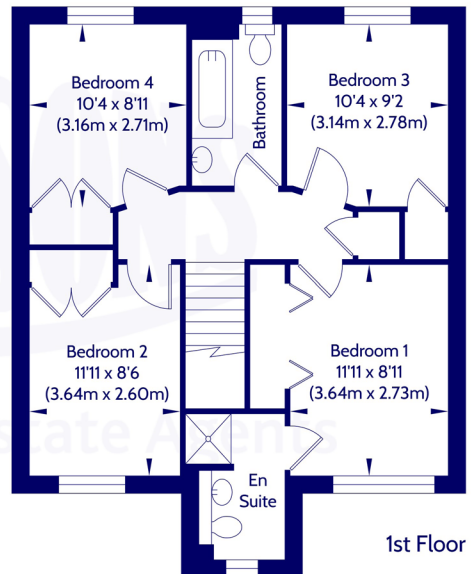
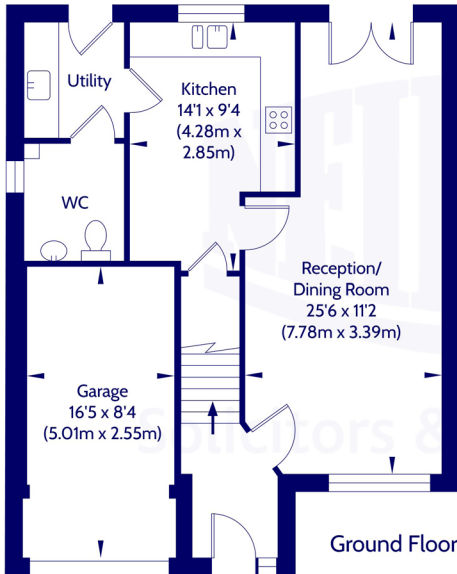
## Location

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, post office, 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 107 Sq M / 1158 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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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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### 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

