



Most attractive, and extremely well presented,
three bedroom detached family home

With driveway parking and enclosed garden



9 Kirklands Park Crescent

Kirkliston, EH29 9EP



Scan Here!



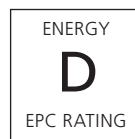
3 BED



2 BATH + WC



LOCAL
AMENITIES



ENERGY

D

EPC RATING



Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow. That was before the advent of the motorway system which bypasses Kirkliston leaving it a quiet and rural community. It is however, conveniently located for easy access to the Edinburgh city bypass and Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport.

The village itself has its own history as can be seen in the

old buildings in its centre. All but the most unusual daily requirements can be satisfied with the village's shopping facilities, and the village has its own dentist and doctor as well as its own nursery and primary school. Further local shopping is available at South Queensferry, some five minutes away by car. Major retail facilities are to be found close by at the Gyle Shopping Centre on the outskirts of Edinburgh or to the West of the village at Livingston's shopping centres. Conveniently located for easy access links to the Edinburgh city bypass.



The Property

9 Kirklands Park Crescent is a well proportioned three bedroom detached chalet style family house quietly located within an established modern development in the popular commuter town of Kirkliston.

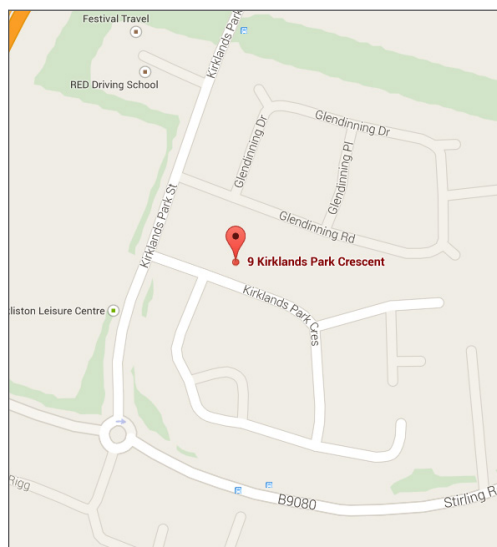
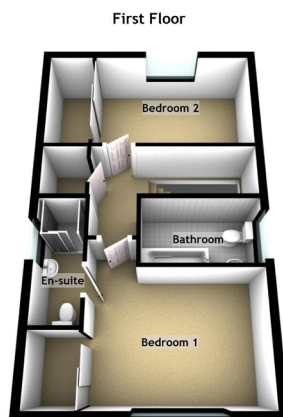
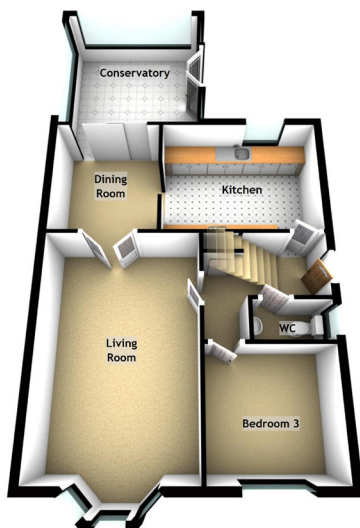
The property is approached via the driveway. The property comprises: reception hallway with under stair storage cupboard, down stairs WC and front facing bedroom. Spacious living room with bay window and a traditional Dovre's gas stove, the stove not only looks highly realistic but also provides you with effective and controllable warmth. This gas stove comes with remote control to allow you to adjust the flame effect and heat output. Double doors lead to the adjoining dining room with archway to the kitchen, you will

also discover a wonderful conservatory which allows you to explore the well maintained rear garden. Journey upstairs to the upper landing with hatch to roof space, where you will discover two further bedrooms, with the master bedroom complete with built-in wardrobe and en-suite shower room. The second double bedroom comes complete with built in mirrored wardrobes. The family bathroom is also located on this level, complete with hand help shower.

Internally the property benefits from gas central heating, double glazed windows and ample storage throughout.

Externally there is a driveway for two cars, private front and enclosed rear gardens with patio area ideal for the summer BBQ!





APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	3.86m (12'8") x 2.47m (8'1")
Living Room	5.40m (17'9") x 3.59m (11'9")
Dining Room	2.91m (9'7") x 2.60m (8'6")
Conservatory	3.61m (11'8") x 3.55m (11'6")
Bedroom 1	3.75m (12'4") x 2.00m (6'7")
Bedroom 2	3.95m (13') x 2.55m (8'4")
Bedroom 3	2.87m (9'5") x 2.79m (9'2")
Bathroom	2.76m (9'1") x 1.69m (5'7")
En-suite	2.93m (9'7") x 1.09m (3'7")
WC	1.79m (5'10") x 0.90m (2'11")

GROSS INTERNAL FLOOR AREA (M²)

109 Square Metres

EXTRAS

(Included in the sale)

All fitted floor coverings, window blinds, Rangemaster cooker, cooker hood and garden hut. There may be the opportunity to purchase additional items under separate negotiation.

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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.

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Text and description
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