




McEwan Fraser Legal
Solicitors & Estate Agents
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62 Todshaugh Gardens

KIRKLISTON, EH29 9GE

KIRKLISTON



Kirkliston is a beautiful rural community just ten miles from Edinburgh city centre. It is conveniently located for easy access to the motorway network, just a few miles to the M9, M8 and Forth Road bridges. Dalmeny Train Station is also approximately three miles away making travelling to Edinburgh city centre and throughout Scotland easy. Edinburgh International airport is also a few miles away. The village itself has its own history as can be seen from the old buildings. All but the most usual daily requirements can be satisfied with the village's shopping facilities and the village has its own dentist, doctor as well as its own nursery and primary school. High schooling can be found at South Queensferry. The village also benefits from its own community centre and sports centre catering for all ages, from children through to the elderly.



Kirkliston Church & Kirkliston High Street.

62 TODSHAUGH GARDENS



McEwan Fraser Legal are delighted to bring to the market this three-bed semi-detached family home. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living.

In more detail, the property consists of entrance hallway, bright and airy lounge offering good furniture configurations and allowing for free-standing furniture. There is also a deep storage cupboard in the lounge and bay window. The kitchen comes complete with floor to ceiling units, gas cooker, hood, double oven, integrated fridge freezer and dishwasher. There is also ample space for a dining table as well as access to the secure back garden. The utility room offers generous storage and space for washing machine and tumble dryer. The downstairs cloakroom has wash hand basin and WC.

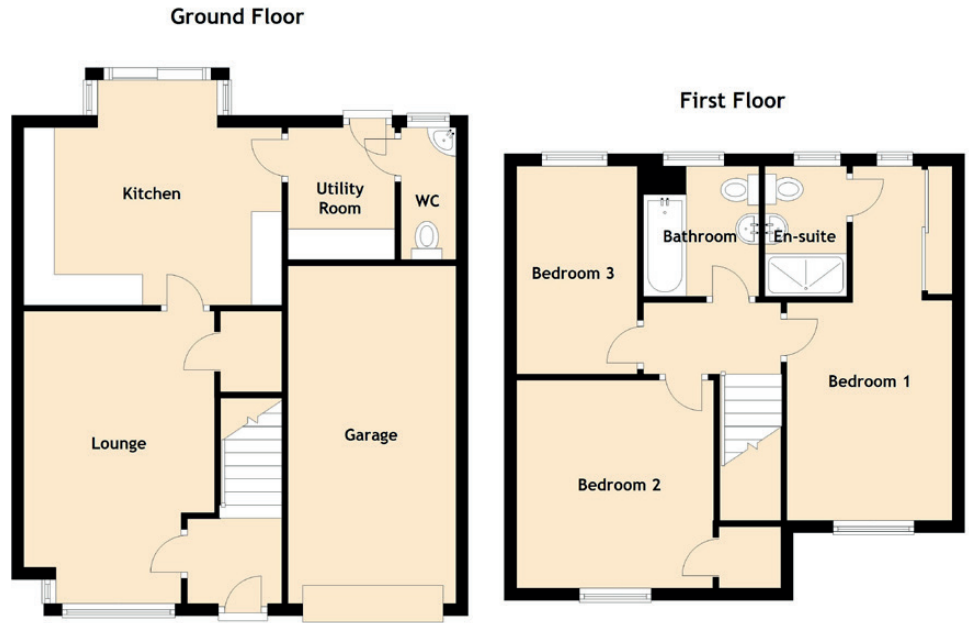
On the upper level, access to the attic can be found. The master bedroom is bright and airy and will easily cater for free standing furniture. The added benefit is the large built-in storage and partially tiled en-suite with walk in shower from mains, wash hand basin and WC. Bedrooms two and three are also bright and airy with bedroom two offering a deep storage cupboard. The partially tiled family bathroom completes the property internally with shower from mains over bath, wash hand basin and WC.

Externally the secure back garden is laid to lawn with a patio area. The front garden is laid to lawn, there is a driveway with single garage with power and light. The property also benefits from gas central heating and double glazing.





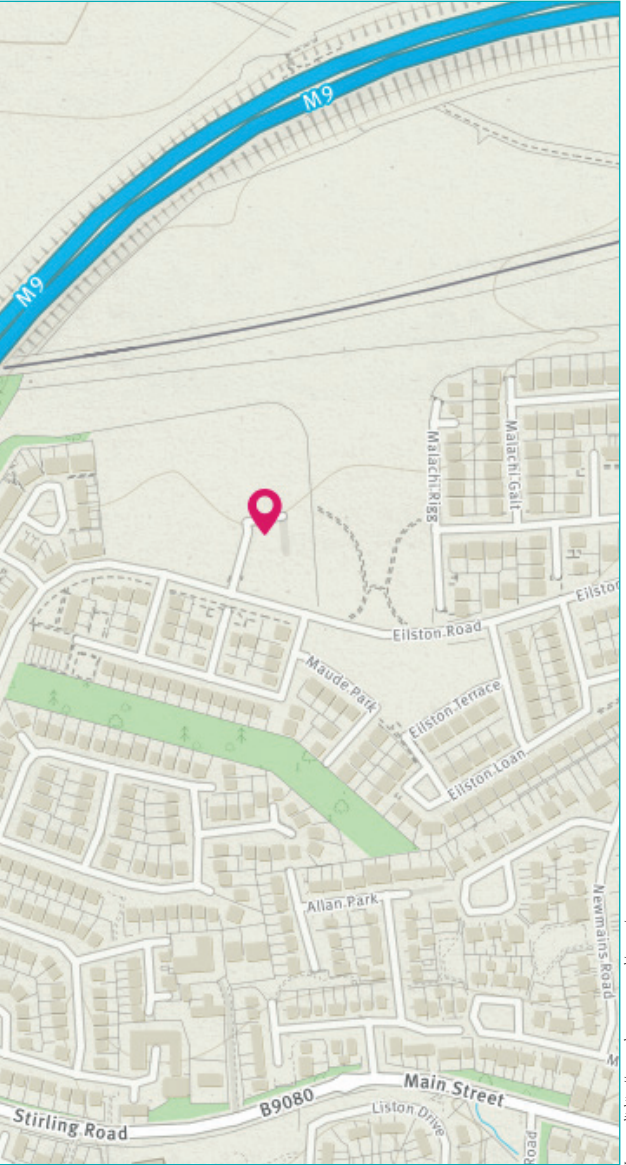
THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.78m (15'8") x 3.25m (10'8")
Kitchen	4.23m (13'11") x 3.68m (12'1")
Utility Room	2.16m (7'1") x 1.75m (5'9")
Bedroom 1	5.79m (19') x 2.71m (8'11")
Bedroom 2	3.40m (11'2") x 3.23m (10'7")
Bedroom 3	3.40m (11'2") x 1.98m (6'6")

Bathroom	2.13m (7') x 1.89m (6'2")
En-suite	2.12m (6'11") x 1.34m (4'5")
WC	2.16m (7'1") x 0.90m (2'11")
Garage	5.70m (18'8") x 2.62m (8'7")
Gross internal floor area (m²): 73m²	
EPC Rating: C	





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Part
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