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35 Dundas Place
KIRKLISTON, EH29 9BJ



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 before the advent of the motorway system which now by-passes 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.

35 DUNDAS PLACE KIRKLISTON



Kirkliston Church, Newliston Arms





LOUNGE & KITCHEN

Beautifully presented and ready to move into, this spacious two bedroom home will be sure to appeal to those looking for space and open outlook.

The lounge is designed to hold a dinner table and sliding doors from here lead to the garden. The kitchen is compact and provides ample storage at both wall and floor level. On the upper floor are two

double bedrooms, each with built-in wardrobes. The family bathroom is modern and pleasing with tiles to the floor and walls. As an added bonus, this lovely home offers good storage.

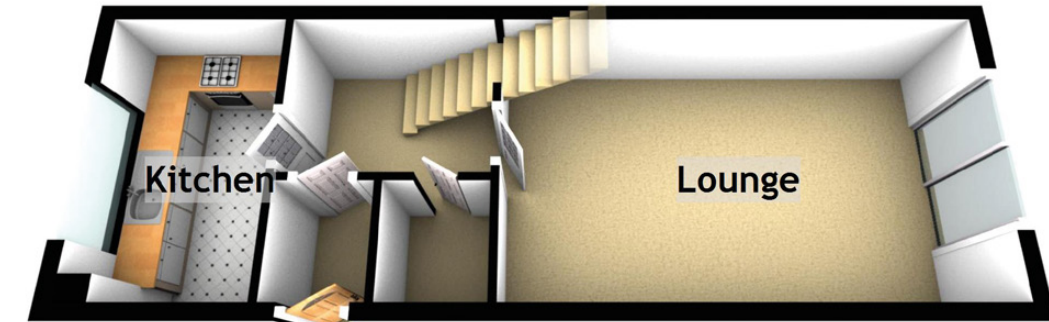
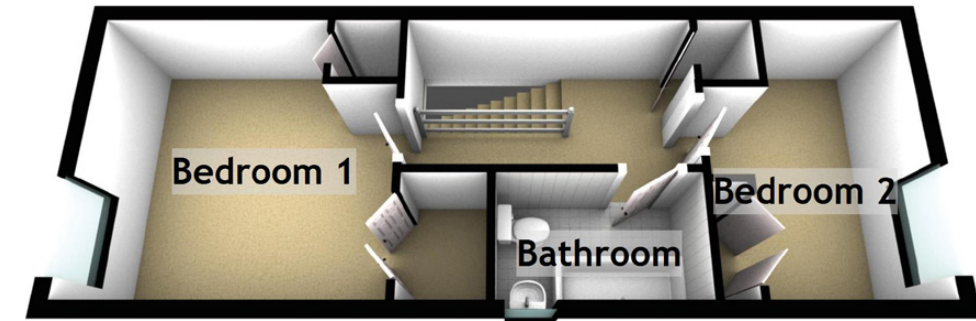
Externally, the garden to the rear is well laid out with distinct areas for dining al fresco. The enclosed garden is clearly bounded by a mix of

wooden fencing and brick walls. With the park beyond, the sense of spaciousness extends from the house to the gardens and offers a degree of privacy. To the front, a drive affords off-street parking in front of the single garage.

Overall this is a light filled home providing comfortable living and entertaining space.



FLOOR PLAN DIMENSIONS MAP



BEDROOMS & BATHROOM

Approximate Dimensions
(Taken from the widest point)

Lounge	5.81m (19'1") x 3.48m (11'5")
Kitchen	3.51m (11'6") x 2.13m (7')
Bedroom 1	3.67m (12') x 3.51m (11'6")
Bedroom 2	3.46m (11'4") x 2.56m (8'5")
Bathroom	2.40m (7'10") x 1.46m (4'9")

Gross internal floor area (m²) - 72m²

EPC Rating - C

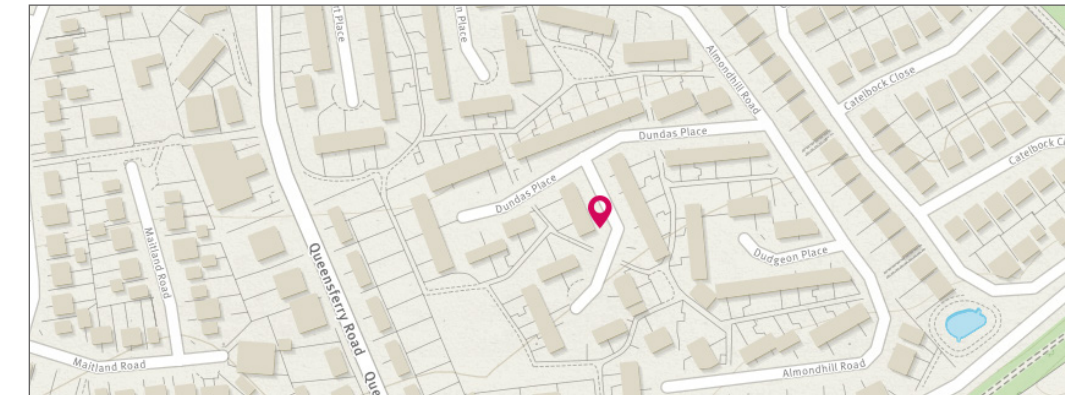
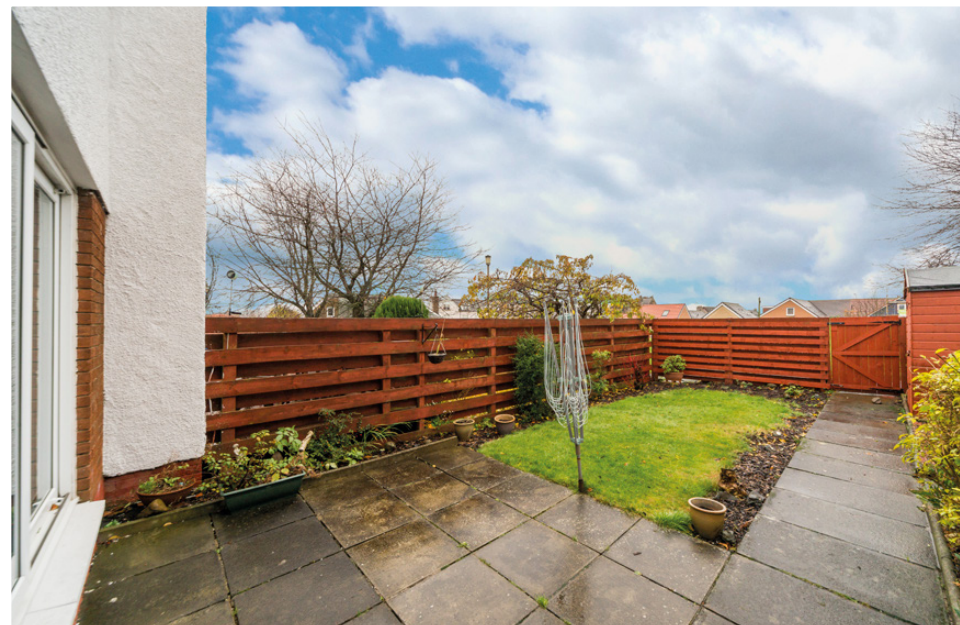


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