



Deans Properties

Deans Solicitors and Estate Agents LLP



**1 Kirklands Park Grove
KIRKLISTON, EH29 9EU**



SEMI DETACHED VILLA

- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front, Side & Rear
- Driveway
- EPC Rating – C



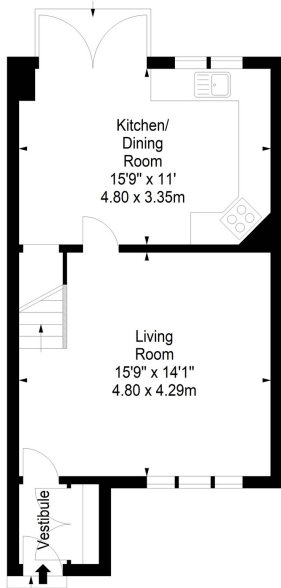
Situated on a large corner plot and forming part of an established modern development, this attractive semi-detached villa is situated within the small popular town of Kirkliston. There are local day to day requirements available close by with further specialised shopping available in nearby South Queensferry and the Gyle Shopping Centre. There is a good public transport service which passes close by and travels to Edinburgh City Centre with the motorway networks a short drive away. The accommodation would make an ideal family home and comprises; entrance vestibule, well-proportioned sitting room with open plan staircase, modern dining kitchen with French doors to the garden, upstairs leads to three delightful bedrooms/one with built-in mirrored wardrobes and bathroom with white suite and shower over. There are private gardens to the front with the side and rear being fully enclosed providing excellent potential to extend providing relevant permissions are obtained and a driveway provides off-street parking. The property benefits from gas central heating and double glazing. The appliances included are sold as seen with no warranty provided



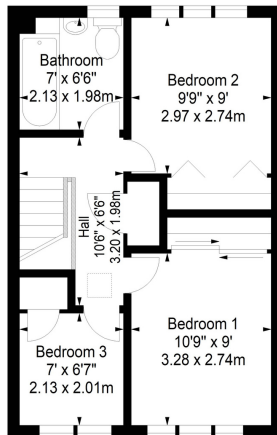
**Kirklands Park Grove,
Kirkliston,
Midlothian, EH29 9EU**



Approx. Gross Internal Area
831 Sq Ft - 77.20 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties

Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk

