

67 Kirklands Park Street, Kirkliston, EH29 9EY



## For Sale

Very well presented and evenly proportioned semi-detached villa forming part of a sought after modern built development within the popular village of Kirkliston.



Hallway, downstairs W.C., lounge with box bay window to front, contemporary style dining kitchen with built in appliances and 'French' door leading to rear garden, 2 double bedrooms with built in wardrobes, 3rd bedroom and family bathroom with shower above bath. Loft space. Gas central heating and double glazing. Grassed garden to front plus beautifully stocked fully enclosed rear garden with gate giving access to an allocated parking space behind.

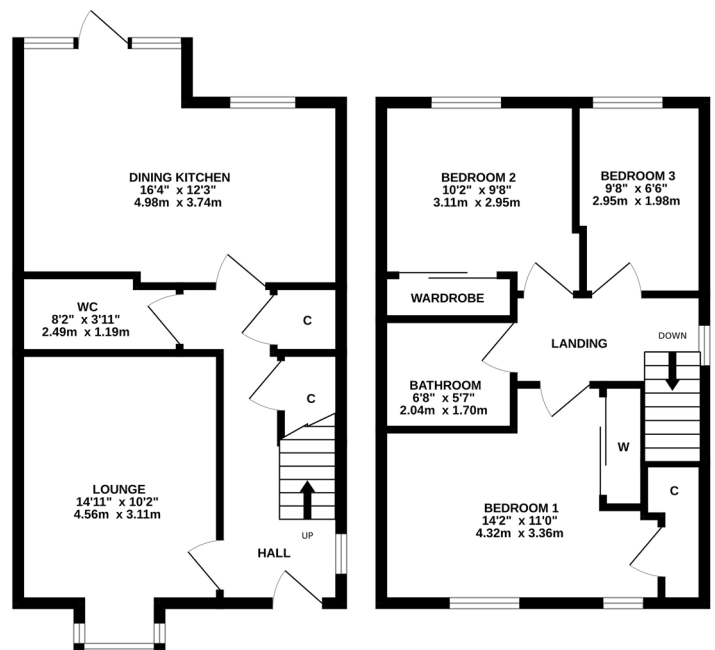
The village of Kirkliston lies approximately 10 miles West of Edinburgh city centre and is ideally placed for those working within the capital. Alternatively, major access roads including the M8/M9 and M90 for ease of travel out with the area with Edinburgh International Airport also in close proximity. The village has amenities to meet everyday needs including nursery, Primary School, Scotmid store, medical centre, dentists, veterinary practice and leisure centre with neighbouring South Queensferry providing additional facilities including a Secondary School, train link from Dalmeny, bars and restaurants plus the iconic Forth Bridges.

### Energy Performance Rating B

**Viewing** By appointment on 0131 226 9167

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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