



Deans Properties

Deans Solicitors and Estate Agents LLP



**26 Main Street
Kirkliston, EH29 9AA**



MID TERRACE HOUSE

- Living Room
- Kitchen
- Four Double Bedrooms (one en-suite)
- Bathroom Room
- Private Store
- Private Rear Garden
- Garage
- Off- Street Parking
- Double Glazing and GCH
- EPC Rating - D



This beautifully presented extended mid terraced villa is located within the small popular village of Kirkliston. The property is close to a variety of local amenities for day-to-day requirements with further specialised shopping available in South Queensferry and the Gyle Shopping Centre. The property is ideally located for commuting to the North and South and a short drive from Edinburgh Airport. In move-in condition, the property would make an ideal family home and comprises; vestibule, welcoming entrance hallway, warm living room with feature log burner, original wood flooring, high ceiling and intricate cornicing, separate modern breakfasting kitchen with oak worktop and gas hob, large central stair leading to the light and airy upper landing providing access to delightful master bedroom with en-suite shower room, three further double bedrooms and family bathroom. There is a well-maintained enclosed garden located to the rear of the property with single garage and off-street parking. The property benefits from a storage area in the basement, gas central heating and double glazing. Included in the sale are fitted carpets & floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included are sold as seen with no warranty provided.

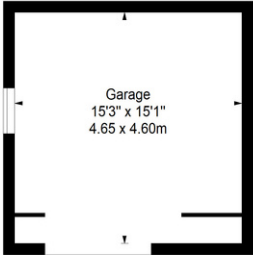




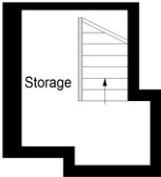
Main Street,
Kirkliston,
Midlothian, EH29 9AA



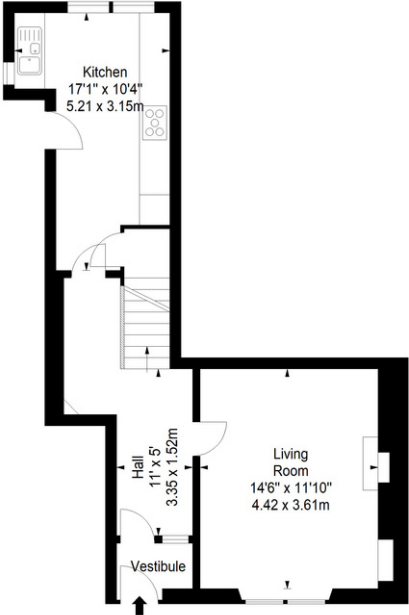
Approx. Gross Internal Area
1412 Sq Ft - 131.17 Sq M
Garage
Approx. Gross Internal Area
229 Sq Ft - 21.27 Sq M
For identification only. Not to scale.
© SquareFoot 2024



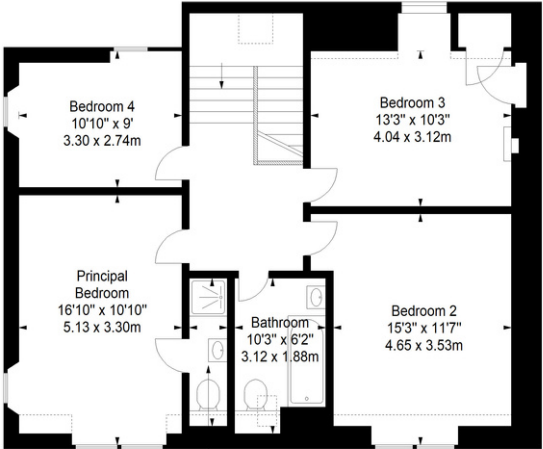
Ground Floor



Basement



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