



COULTERS[©]

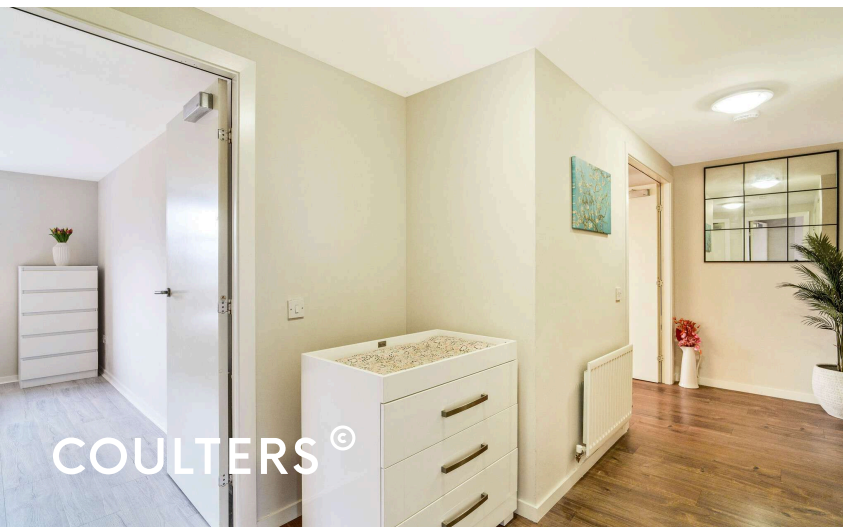
FLAT 3, 86 MAIN STREET

KIRKLISTON, EH29 9AD

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This two bedroom apartment forms part of a semi-modern development (completed 2007), conveniently located in the centre of the popular village of Kirkliston. The property which is presented in very good order throughout, is situated on the first floor of a small block which benefits from a secure entry system.

The accommodation comprises: an entrance hall with two handy storage cupboards; stylish open plan kitchen and sitting room; two good sized double bedrooms with built-in wardrobes; and bathroom with bath and overhead shower, shower screen, wash hand basin, WC and chrome heated towel rail.

The property has electric heating and double glazing throughout.

KEY FEATURES



First floor flat within small modern development.



Two double bedrooms.



Allocated parking space.



Excellent transport links nearby.



Ten minute drive from Edinburgh Airport.



Convenient location close to shops and restaurants.



EPC Rating - D



Council Tax Band - C



The factor of the development is James Gibb and quarterly service charges are approximately £300 which includes building insurance.

Outside, there are well-maintained communal grounds around the development including a and a residents' car park where the flat has an allocated parking space.

EXTRAS

All blinds, curtains, light fittings, fitted floor coverings and white goods are included in the sale price. Other items may be available subject to separate negotiation.



THE LOCAL AREA

Kirkliston is a thriving and family-friendly village located to the northwest of Edinburgh, offering the perfect balance of semi-rural charm and city convenience. With a strong sense of community and an array of local amenities, the area has become an increasingly popular choice for families and professionals alike.

The village benefits from a range of everyday essentials, including a convenience store, pharmacy, post office, medical centre, and local cafés, while larger supermarkets and retail options can be found in nearby South Queensferry and at The Gyle Shopping Centre. Kirkliston is also well-served by a selection of leisure facilities, including a sports centre, community hub, and local parks, while scenic walks and cycling routes along the River Almond and surrounding countryside offer fantastic outdoor opportunities.

For families, Kirkliston falls within the catchment area for Kirkliston Primary School and Queensferry High School, both of which enjoy a strong reputation.

Despite its peaceful village atmosphere, Kirkliston enjoys excellent connectivity. The nearby A90, M8, and M9 provide swift access to Edinburgh city centre, the airport, and beyond, while frequent bus services connect the village to the wider area. The Dalmeny and Edinburgh Park railway stations offer further transport links, making Kirkliston an ideal location for commuters.

HOME REPORT VALUATION: £145,000



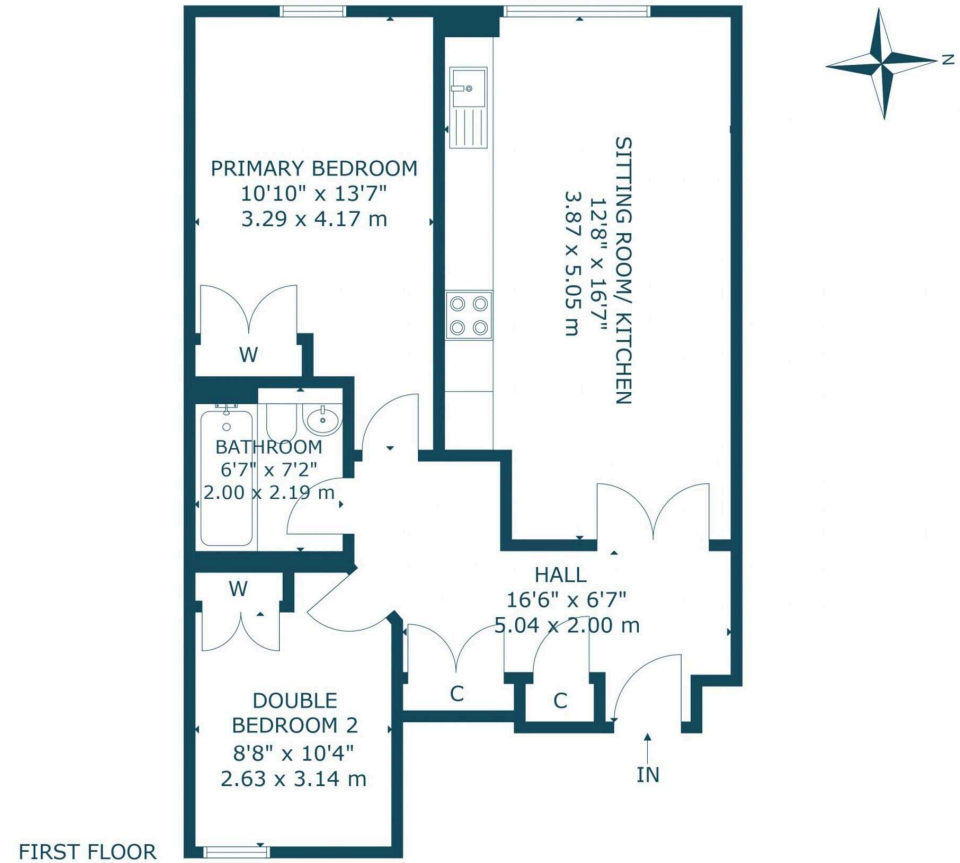
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FLAT 3, 86 MAIN STREET, KIRKLISTON, EDINBURGH, EH29 9AD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.