



13 Marshall Road  
KIRKLISTON | EH29 9DE

  
**warners**  
solicitors & estate agents



## 13 Marshall Road KIRKLISTON | EH29 9DE

This well presented two-bedroom, mid terraced home is presented in excellent order, with front driveway, rear landscaped garden and a versatile attic. Forming part of this sought-after development enjoying an extremely convenient location and with access to excellent transport links. This would make an ideal family home, and the accommodation is presented in move-in condition. The property comprises a useful entrance porch, fully fitted kitchen currently with fridge/freezer, gas hob, oven and fan, washing machine, dishwasher, boiler cupboard, pantry cupboard and access out to the rear landscaped garden. Also downstairs is the spacious living room with under stair storage cupboard. Upstairs there are two well-proportioned bedrooms, one with built in cupboard and a fully floored versatile attic with large storage cupboard and completing the accommodation is the bathroom with shower over the bath.

- Entrance porch
- Spacious living room with under stair storage
- Well equipped and fitted modern kitchen
- Two well-proportioned bedrooms
- Fully floored and versatile attic with large cupboard
- Bathroom
- Gas central heating and Double glazing
- Front Driveway
- Landscaped rear garden

EPC Rating D

Council Tax Band C

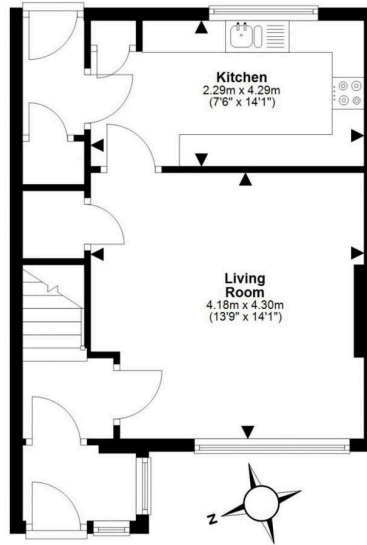
Extras include Fridge, freezer, washing machine, blinds (kids room, bathroom and kitchen), all carpets and flooring.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

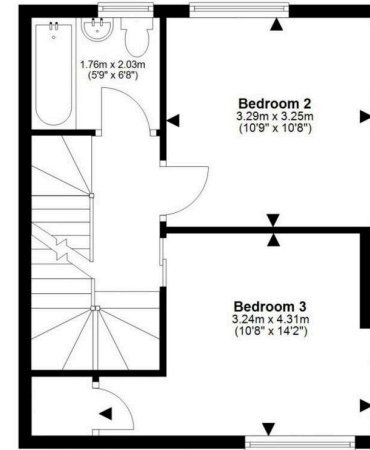


Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and cafés, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.

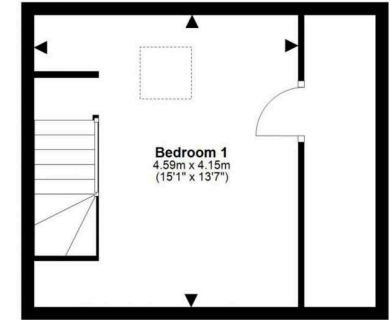




Ground Floor



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.