



25 Dundas Place

ALMONDHILL | KIRKLISTON | EH29 9BJ



MURRAY
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25 Dundas Place is an attractive 2-bed, semi-detached bungalow situated in a mature modern residential cul-de-sac in the village of Kirkliston. The property is benefits from spacious, private garden grounds to the front, side and rear and is ideally placed for commuting into Edinburgh City Centre.

The property offers bright and spacious accommodation benefitting from double glazing, electric heating and ample storage throughout. Now requiring a degree of modernisation, this charming bungalow presents the ideal opportunity for those looking to put their own stamp on a home. The property's gardens have been maintained to a high standard, and the private driveway and covered car port (currently used as an outdoor seating area) enhances this property's great use of space.

The property further benefits from a locked outside storage cupboard, and ample street parking. Bus links into the city centre and the neighbouring Queensferry can be found just a 6 minute walk away on Station Road, and closer to home, there are plenty of local amenities in the village of Kirkliston.

- Spacious entrance hall with ample storage cupboards
- Bright sitting room with large, floor to ceiling window, electric fire with stone effect surround and mantel piece
- Light Kitchen with fitted wall & base units and window to rear garden
- Bright principal bedroom with fitted wardrobes
- Second double bedrooms with storage cupboard
- Family bathroom with WC, sink and shower cubicle
- Private front, side and rear landscaped gardens, maintained to high standard
- Electric storage heating system with hot water storage cylinder.
- Double glazing
- Fully insulated loft space
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".





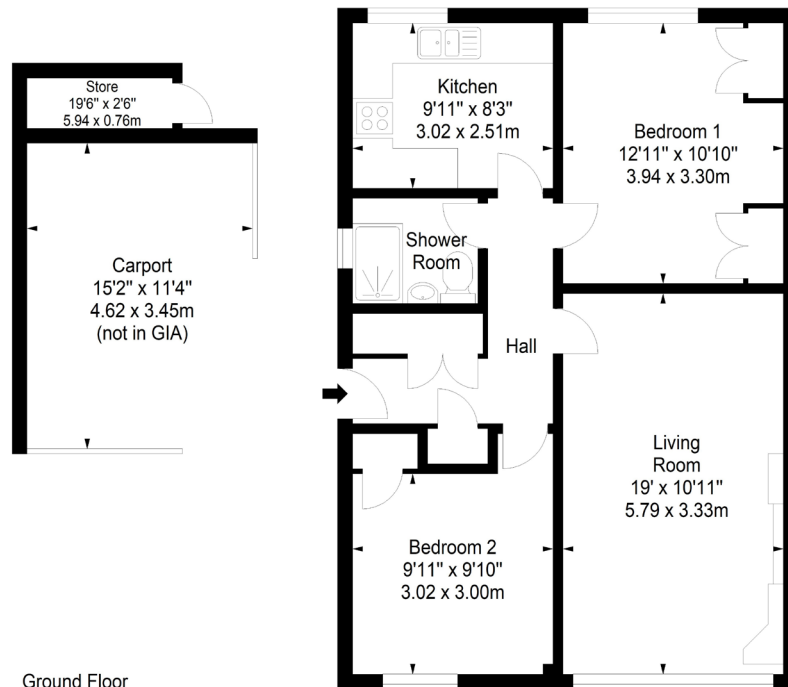
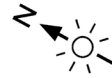
**Dundas Place,
Kirkliston,
Midlothian, EH29 9BJ**



Approx. Gross Internal Area
699 Sq Ft - 64.94 Sq M
Store

Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M

For identification only. Not to scale.
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Location

The popular village of Kirkliston lies approximately 10 miles west of Edinburgh City Centre, offering an excellent balance between peaceful countryside living and convenient access to the capital. The village provides a wide range of local amenities catering for everyday needs, including a Scotmid store, post office, medical centre, dental practice, library and leisure centre. Residents can also enjoy the popular Conifox Adventure Park, Lost Shore Surf Resort in nearby Ratho, and a Garden Centre and Bistro, located nearby.

The area is particularly well placed for commuters, with excellent transport links to Edinburgh, the City Bypass, Edinburgh International Airport, the Forth Road Bridge and the wider motorway network via the M8 and M9. Regular public transport services operate through the village, while Dalmeny railway station, located nearby, offers additional connections to Edinburgh and beyond.

Kirkliston benefits from highly regarded schooling, with nursery and primary education available within the village and secondary schooling at neighbouring South Queensferry. The historic town of South Queensferry is just a short drive away, offering a variety of shops, cafés, restaurants and scenic walks along the waterfront and around Port Edgar Harbour.

Surrounded by open countryside, the location offers an abundance of outdoor and leisure pursuits. Recreational facilities are well catered for with Kirkliston Leisure Centre within easy walking distance. The National Climbing Centre at Ratho, water sports facilities at South Queensferry and Cramond, and a number of golf courses in the surrounding area are all easily accessible. For more extensive shopping and entertainment, The Gyle Shopping Centre and Livingston Designer Outlet are both within a short drive, offering an excellent selection of high street retailers, restaurants and leisure facilities.



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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
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