



Offers Over

£265,000

56 Todshaugh Gardens

Kirkliston | EH29 9GE

Gorgeous three-bedroom semi-detached villa quietly positioned within a modern development in the popular village of Kirkliston. Ideally located for easy access to Edinburgh, whilst benefiting from handy day-to-day amenities and reputable schooling nearby, the property offers spacious and flexible accommodation together with a lovely private rear garden and driveway providing excellent off-street parking. A superb purchase for couples and growing families.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - B
-  Council Tax Band - E



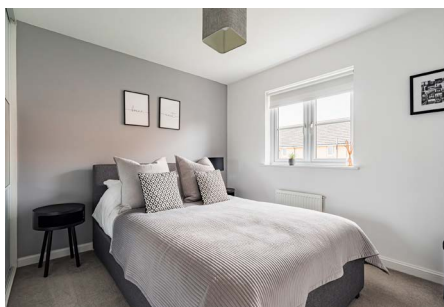
Description

A welcoming entrance hallway provides access to the accommodation and features a useful utility cupboard together with generous downstairs storage. The bright and airy bay-fronted lounge provides an inviting main living space with ample room for a range of freestanding furniture. The stylish kitchen/diner is a spacious and well-appointed room, fitted with a range of integrated and freestanding appliances. Further features include under-unit and kickboard lighting, together with French doors opening directly onto the rear garden. There is ample space for a dining table and chairs, creating an excellent setting for family meals and entertaining. A contemporary two-piece WC is partially tiled and conveniently located on the ground floor.

Upstairs, the landing provides access to all three bedrooms, the family bathroom and loft. The attic is partially floored and benefits from a Ramsay ladder. The generous principal double bedroom enjoys a pleasant front-facing aspect through twin windows and features integrated wardrobes with sliding mirrored doors. A large over-stairs cupboard provides excellent additional storage. Bedroom two is another comfortable double room with a quiet rear-facing aspect and benefits from a fitted wardrobe with sliding doors. Bedroom three is a well-proportioned single room with a peaceful rear-facing aspect and offers excellent flexibility, with scope to use as a home office or study if preferred. The contemporary bathroom is fitted with a stylish suite incorporating a rainfall shower over the bath and benefits from a partially panelled surround, heated towel rail, underfloor heating and a heated LED mirror.

Further benefits include gas central heating, double glazing and a security intruder alarm.

The property is subject to a factor fee of approximately £25 per quarter payable to James Gibb. There is also an annual payment to Scottish Woodlands, with the most recent charge being £166.



Gardens & Parking

The lovely private rear garden is arranged over split levels and features a patio area, artificial turf and mature flower borders. An outdoor tap provides a practical additional feature. A single driveway provides excellent off-street parking for two to three cars.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox garden centre, adventure park and bistro. Nursery and primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the water front and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport and beyond into Edinburgh's City Centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.

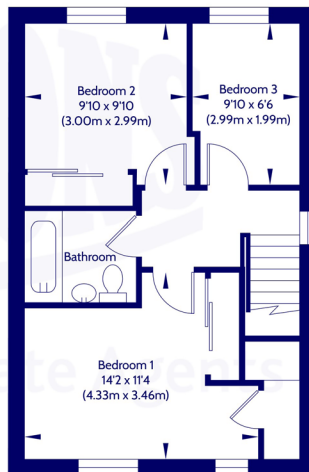


Approx. Gross Internal Floor Area 86 Sq M / 923 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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