



12 Dudgeon Place,
Kirkliston, EH29 9BL



A delightful two bedroom semi-detached house with private front and rear gardens

 2 Bed  1 Bath  1 Reception

Located close to the centre of popular Kirkliston, 12 Dudgeon Place is a delightful 2 bedroom semi-detached house with private front and rear gardens, and driveway. The property would now benefit from a modest degree of upgrading and offers the opportunity to create a lovely home in a sought after location. The accommodation, in brief, comprises – entrance hallway with storage, sitting room / dining room, kitchen, 2 double bedrooms with built-in storage, and shower room. The rear garden is sunny and west facing and there is an external storage cupboard.

Features

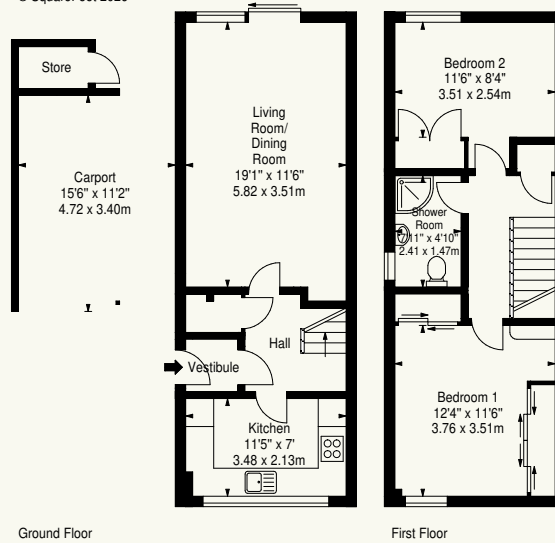
- Popular location
- Good local amenities and transport links
- Private front and rear gardens
- Hallway/Sitting room / dining room
- Kitchen
- 2 double bedrooms
- Shower room
- Good storage
- Driveway for multiple vehicles
- EPC Rate: D

Offers Over £190,000

Dudgeon Place,
Kirkliston,
Midlothian, EH29 9BL



Approx. Gross Internal Area
782 Sq Ft - 72.65 Sq M
Store
Approx. Gross Internal Area
15 Sq Ft - 1.39 Sq M
For identification only. Not to scale.
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Kirkliston is a delightful village located approximately 4 miles from the outskirts of Edinburgh and just 3 miles from the historic town of South Queensferry. A thriving community boasting a number of clubs and societies, the village also plays host to good local shopping facilities, a Medical Practice, Dentist, Veterinary Surgery, library and a Leisure Centre offering a wide programme of activities for children and adults alike. There are several golf courses within close proximity including Dundas Golf Course which is within 1 mile. One of Scotland's finest stately homes, Hopetoun House is within a short drive, or for the energetic within walking distance via the old railway line/cycle path. This path also meanders through Dalmeny to South Queensferry and to Ratho,

in the opposite direction. Indeed, there are numerous scenic walks available throughout the area including those through the grounds of Dalmeny Estate to Cramond. The national climbing centre at Ratho and water sports at South Queensferry and Cramond are also within easy reach. Nursery and Primary schooling are available within the village and secondary schooling in South Queensferry. South Queensferry also offers a number of very popular restaurants and bars. The village is ideally placed for commuters into the city, as well as to Edinburgh International Airport and throughout central Scotland via the central motorway network and the Queensferry Crossing.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.