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Offers Over

£405,000

28 Balcomie Gardens

Kirkliston | EH29 9GD

A stylish and beautifully presented detached villa, enjoying an enviable corner position on an established modern development, in the popular commuter village of Kirkliston.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Single garage and driveway
-  Garden
-  EPC rating – C
-  Council tax band- F



Description

The property offers a highly flexible space designed with modern family living firmly in mind. The interior has been subject to a variety of meaningful upgrades by the existing owners, to form a contemporary move-in ready home, perfectly suited to those juggling family life and home working.

The ground floor briefly comprises; an extensive hallway with herringbone flooring and carpeted stair to the upper level, spacious west facing reception room with fresh modern décor, coving and focal fireplace, a stylish and generously proportioned dining kitchen with sleek modern units/coordinated worktops, ample space for a table and chairs and double doors opening out to the rear garden. Off the kitchen you have a useful utility room and a large WC/guest bathroom complete with countertop basin, fixed storage and heated rail.

On the upper level there is a spacious principal bedroom with en-suite shower room, three further good sized bedrooms, two of which benefit from built-in storage, and the main family bathroom with contemporary three-piece white suite, splash tiling and separate shower enclosure.



Extras

All fixed flooring, blinds, integrated appliances and light fittings will be included.

Gardens and Parking

The property rests on a pleasant corner position, and features a tidy lawned garden, monobloc driveway, EV charger and a single garage to provide excellent overspill storage. To the rear is a generous, enclosed garden, which has been neatly landscaped to include an area of lawn, paved terrace, chipped beds and flowering bushes.

Viewing

By appointment through Neilsons (0131 625 2222).





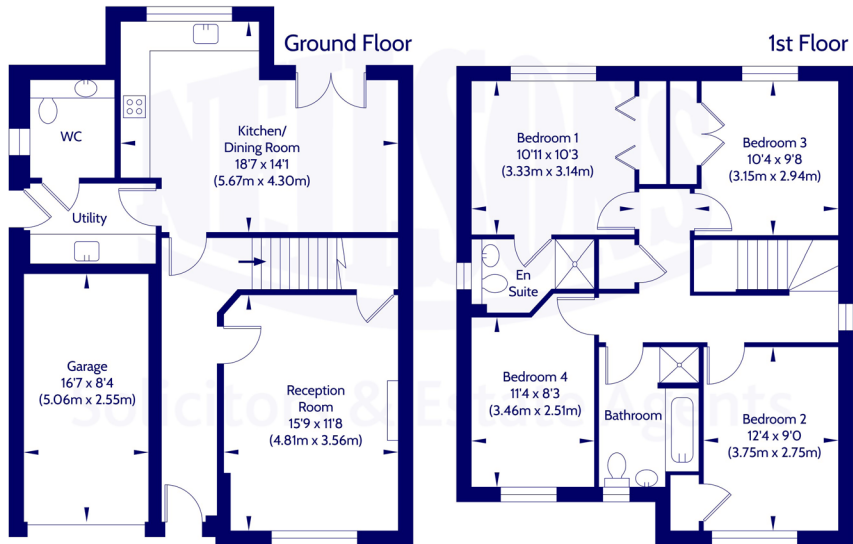
Location

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 125 Sq M / 1343 Sq Ft.



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.



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