



Solicitors & Estate Agents



Offers Over

£250,000

6 Humbie Road

Kirkliston | Edinburgh | EH29 9AN

Situated in the popular village of Kirkliston, this three bedroom semi-detached villa offers comfortable, well presented accommodation. Conveniently located close to local amenities, transport links and green spaces, the property is further complemented by private gardens and a driveway, making it an appealing family home.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band - D



Description

The property opens into a welcoming hallway with understairs storage. To the right, a bright lounge flows into the dining room, where sliding doors open onto the garden, creating a comfortable setting for relaxing and entertaining. The kitchen is fitted with a stylish range of wall and base units with co-ordinated worktops, and also provides direct access to the garden. Upstairs are three bedrooms, two with built-in storage, along with a contemporary fully tiled family bathroom featuring a crisp white suite, rainfall shower and heated towel rail. Further benefits include a partially floored attic with a Ramsay ladder, gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, integrated fridge/freezer, washing machine, tumble dryer, dishwasher and microwave, garden shed and summerhouse.

Gardens and Parking

An easy maintenance garden creates a welcoming approach to the property, while the good sized rear garden is fully enclosed and laid mainly to lawn, with a patio, decked area and summerhouse. Together they offer a peaceful place for enjoying the warmer months, as well as a safe space for children and pets. A driveway provides off street parking for several cars, with additional parking available on the street.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

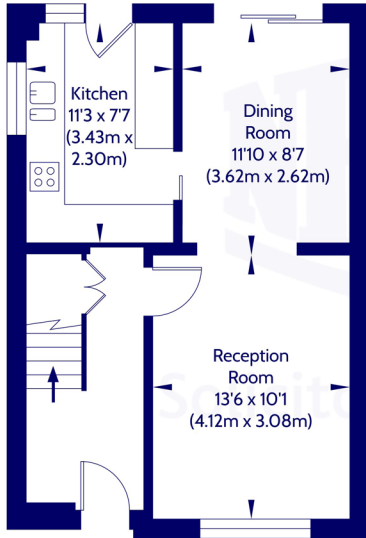
The popular village of Kirkliston lies west of Edinburgh's city centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox 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



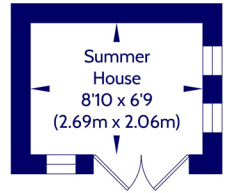
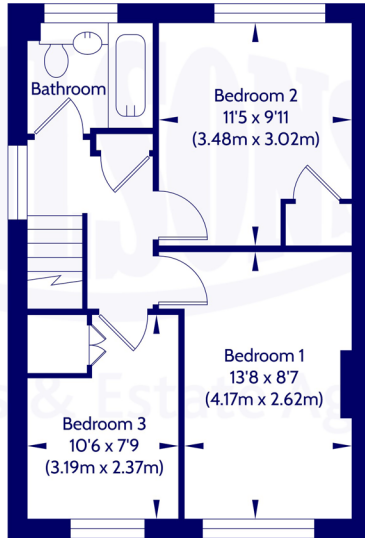


Approx. Gross Internal Floor Area 78 Sq M / 840 Sq Ft.

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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