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Offers Over

£335,000

20 Todshaugh Gardens

Kirkliston | Edinburgh | EH29 9GE

Superb opportunity to acquire this beautifully presented, extended three-bedroom detached villa, quietly positioned within a modern residential development in the popular village of Kirkliston. Close to a host of excellent amenities and transport links, the property offers all the makings of an ideal family home.

-  3 bedrooms
-  1 public
-  2 bathrooms
-  Private garden
-  Garage & double driveway
-  EPC Band - C
-  Council Tax Band - E



Description

A welcoming entrance hallway leads into the bright and spacious lounge, fronted by a bay window and featuring a large understairs cupboard. To the rear, the stylish kitchen diner extends seamlessly into a sun room extension, creating a versatile triple-aspect space with French doors opening to the garden. The kitchen is fitted with a range of integrated white goods, partially tiled splash areas, and mood-setting under-unit lighting. A separate utility room provides extra cupboards and is also tiled in splash areas. Completing the ground floor is a two-piece WC, part tiled for a fresh, modern finish. Upstairs, the landing offers attic access. The generous principal bedroom features a dual-aspect outlook, dressing area with sliding mirrored wardrobes, and a modern en-suite with double shower, part-tiled walls, and tiled flooring. The second bedroom is a good-sized double with integrated double wardrobe and a large over-stairs closet. The third bedroom is a smaller double with a peaceful rear aspect. The family bathroom includes a shower over bath, partial tiling, and tiled flooring.



Further benefits include gas central heating and double glazing throughout.

Two factor fees apply, with a combined total of approximately £60 per quarter.

Extras

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

Gardens and Parking

Externally, the private mature front garden is well kept with a lawn and shrubs, while the rear garden has been landscaped to a superb standard, boasting a sunken patio, artificial turf, south-east-facing aspect, outdoor tap, and custom-built bin store. The property further benefits from a single garage and a double driveway providing parking for two cars.

Viewing

By appointment through Neilsons 0131 625 2222.





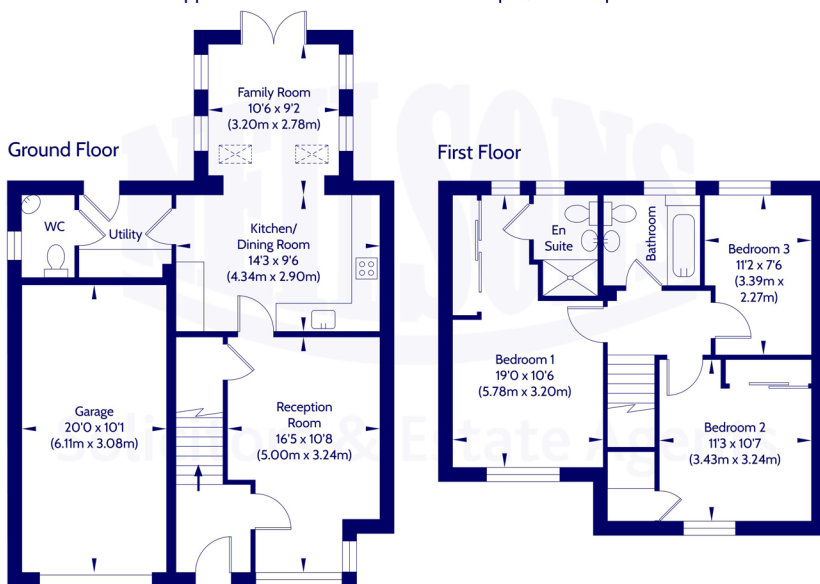
Location

The popular town 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, post office, dentist and doctor surgery. There is also 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 waterfront 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 99 Sq M / 1069 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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