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Offers Over

£140,000

46 Main Street

Kirkliston | Edinburgh | EH29 9AA

Situated in the popular commuter village of Kirkliston, this appealing upper villa enjoys its own main door entrance within an attractive traditional stone-built terrace.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  Shared garden
-  EPC rating – C
-  Council tax band - A



Description

The accommodation is stylish and beautifully presented throughout, with the added benefit of shared off-street parking, a charming, shared garden and lovely open views towards the Pentland Hills at the rear.

The property briefly comprises; welcoming hallway with built-in storage, spacious reception room with fresh neutral décor, shelved press and attractive flooring, sleek contemporary kitchen which has been fitted with a variety of modern base and wall units, complete with splash tiling, coordinated worktops and spectacular south facing views, a good sized double bedroom with mirrored wardrobes carpeted floor and shelved press, and shower room with two piece white suite and walk in mains shower enclosure.



Extras

All integrated appliances, blinds and fixed floor coverings will be included. Please note that the mantle piece and electric stove are not included.

Gardens and Parking

There is a charming well kept lawned garden to the rear, which is well stocked with a variety of plants and shrubs and also benefits from drying facilities. As well as residents parking the property also has a useful outside store, located on the ground level just off the garden.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

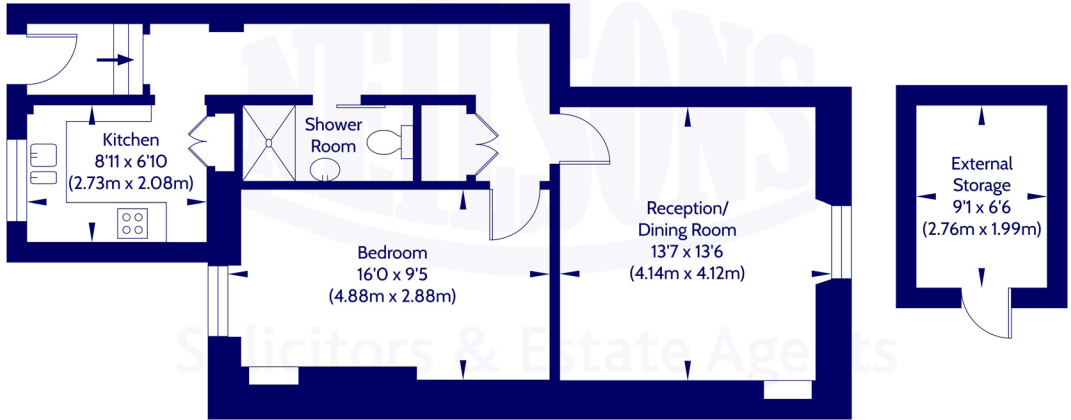
The town of Kirkliston lies approximately twelve miles west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the 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 53 Sq M / 571 Sq Ft.

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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

