M. J. Brown, Son & Co.



1 ALLAN PARK, KIRKLISTON, EDINBURGH EH29 9HA

OFFERS OVER £325,000 ARE INVITED

HOME REPORT VALUE £340,000

An opportunity has arisen to purchase this impressive and well proportioned four-bedroom detached villa situated within the much sought after village of Kirkliston and offering excellent family accommodation over two levels.

The location of this superb family home is excellent for families and for commuters, and Kirkliston, to the west of Edinburgh's historic and business city centre, provides excellent day-to-day amenities including a Scotmid store, doctors and vet surgeries, dentist and chemist. Within the village also is a library and a leisure centre and the Conifox adventure park is also very popular. A bistro and Newliston Arms local public house are also available and further facilities are within easy reach at South Queensferry and at the Gyle.

There is nursery and primary schooling within Kirkliston and 3 nurseries, and available at nearby South Queensferry is secondary schooling.

For outdoor pursuits walks can be enjoyed along the waterfront and Port Edgar harbour at south Queensferry and the village itself is surrounded by rural woodland and fields. Indoor and outdoor sports and fitness activities can also be enjoyed at Kirkliston Leisure Centre and the old railway line is a walkway/cycle path to South Queensferry.

The property offers excellent road links, not only into the city but also to the Queensferry Crossing and to Edinburgh International Airport. Access can also be gained to the M8 and M9 motorway network serving the centre of Scotland, and a bus service calls at the Gyle for onward bus, tram and train links into the city centre.

This charming family home offers outstanding family accommodation over two levels comprising a welcoming entrance hall and downstairs WC. The spacious lounge and dining-room, along with the conservatory and fully fitted kitchen, comprise the ground floor accommodation. On the upper level there are four bedrooms and a family bathroom and the property has the benefit of full gas central heating and double glazing.

The gardens of the property will be of specific interest to a purchaser and there are enclosed gardens to the rear suitable for children and pets. There is a garage and driveway for parking further vehicles.

To appreciate the spacious and attractive family home situated in this popular residential area with convenient links to Edinburgh and other parts of central Scotland, early viewing is recommended.

The accommodation comprises:-

Entrance Hall
A welcoming entrance to this fine family home. Carpeted staircase to the upper level. Astragalled doors open to lounge. Useful upstairs storage cupboard. Radiator.

Downstairs WC
With WC and wash-hand basin. Glazed window to the side of the property. Storage area below wash-hand basin.

Lounge
An elegant and well lit room with double astragalled doors to the hall and patio doors to the conservatory. Ceiling light. Radiators. Fitted carpet. Further window to the side of the house. Curtains included. Note: the gas fire is disconnected and not in use.

Dining-Room
Facing the front, a charming dining-room with outlook over the front garden. Radiator. Curtains and curtain pole.

Conservatory
A spacious conservatory with access to the garden. Indian rug included. This forms a private and secluded sitting room. Radiator.

Fitted Kitchen
Front facing well equipped kitchen with views to the front and access to the side of the house. Ample work and base units. Stainless steel sink unit and drains. Partly tiled for ease of maintenance. Laminate flooring. Ceiling spotlights and curtains included. The appliances which form part of the sale are the washing machine, gas cooker, dishwasher and fridge freezer.

Staircase to upper floor
This is carpeted and well lit with a window on the upper landing with outlook to the side.

Bedroom 1
With views to the rear garden, excellent fitted wardrobes extend along one wall of this room. Fitted carpet. Radiator. Ceiling light.

Bedroom 2
A front facing spacious double bedroom with excellent built in wardrobes. Fitted carpet. Radiator. Ceiling light. Curtains and curtain pole.

Bedroom 3
Quietly located to the rear, a further comfortable bedroom overlooking the rear garden with fitted carpet, curtains and wall cupboards included. Radiator. Ceiling Spotlights.

Bedroom 4
A front facing room with fitted carpet. Radiator. Curtains. Ceiling Spotlights. Wall cupboard annexed. 2 wall lights.

Family Bathroom
A modern bathroom comprising bath, wash-hand basin with vanity unit below and Mira shower in compartment. Double window with blind. Vinyl flooring.

Garage
A large garage is set to the rear of the house with double entrance at the front and door to the side. This also provides space for a workshop/storage.

Gardens
The front garden has been gravelled for ease of maintenance bushes and a driveway for parking several cars. Further shrubs and trees are situated at the side of he house with a path leading to the front door from the street. The rear garden is enclosed with fencing and a gate and is safe for children and pets. A paved patio area is outside the conservatory and a grassed lawn and the garden is bordered with mature trees to provide privacy and seclusion to this delightful property. The trees and bushes give colour and interest at all times of the year.

EPC - C

Seller
Reid

Viewing
By appointment with solicitors M.J. Brown, Son & Co – Tel: 0131 332 1200

























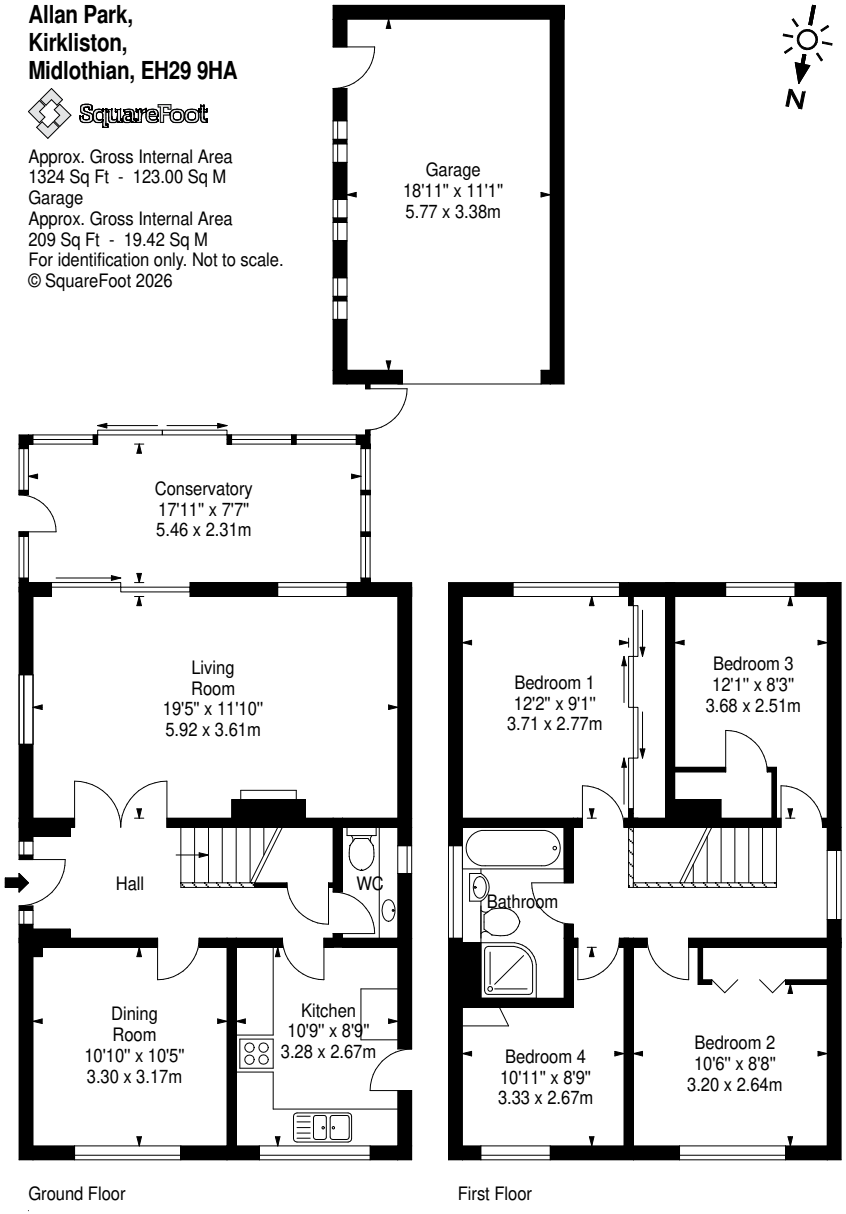




Allan Park,
Kirkliston,
Midlothian, EH29 9HA

SquareFoot

Approx. Gross Internal Area
1324 Sq Ft - 123.00 Sq M
Garage
Approx. Gross Internal Area
209 Sq Ft - 19.42 Sq M
For identification only. Not to scale.
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Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

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