

34 Kirklands Park Street

KIRKLISTON | EH29 9EY

warners
solicitors & estate agents







34 Kirklands Park Street

KIRKLISTON | EH29 9EY

Warners are delighted to present this attractive three-bedroom mid-terraced villa, quietly situated within a popular modern residential development in the sought-after village of Kirkliston.

Offering bright, well-proportioned accommodation, a private rear garden and residents' parking, the property is ideally suited to families, professionals and those seeking a comfortable home within easy reach of Edinburgh.

The accommodation opens into a welcoming entrance hallway with useful storage. To the rear, the spacious living/dining room provides an inviting setting for everyday family life, with attractive wood-effect flooring, ample space for both relaxing and dining furniture, and French doors opening directly onto the rear garden, allowing natural light to flood the room.

The kitchen is fitted with a range of contemporary wood-effect units, contrasting worktops and a selection of integrated appliances, with a window overlooking the front of the property. A convenient ground-floor bathroom with shower completes the downstairs accommodation.

Upstairs, the principal bedroom is a generous double with fitted wardrobe space and additional storage cupboards. A second well-proportioned bedroom also benefits from fitted storage, while the third bedroom offers flexibility as a child's room, nursery or home office. A family bathroom with a white three-piece suite and shower over the bath completes the accommodation.

Externally, the property enjoys a private, fully enclosed rear garden, featuring a lawn and two decked seating areas, ideal for outdoor dining, entertaining and family activities. A rear gate provides convenient access, while further benefits include gas central heating, double glazing and residents parking to the rear. Early viewing is highly recommended to appreciate the generous accommodation, family-friendly layout and convenient location of this appealing home.

- Attractive three-bedroom mid-terraced villa in popular Kirkliston
- Welcoming entrance hallway with useful storage
- Bright and spacious living/dining room with French doors to rear garden
- Contemporary fitted kitchen with integrated appliances
- Convenient ground bathroom with shower
- Generous principal bedroom with fitted wardrobe and additional storage
- Well-proportioned second bedroom with fitted wardrobe
- Versatile third bedroom, ideal as a child's room or home office
- Family bathroom with three-piece suite and shower over bath
- Private, fully enclosed rear garden with lawn and two decked seating areas
- Gas central heating and double glazing
- Boarded attic perfect for storage space
- Residents parking to the rear

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



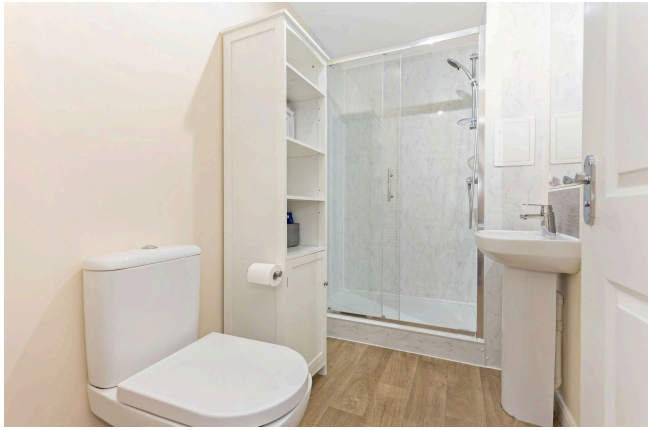




All integrated kitchen appliances will be included in the sale of the property along with all blinds & curtains, garden shed and smart lightbulbs. TV bracket will be removed, other items of furniture may be available with separate negotiation. EPC: C. CT: E. Factoring: James Gibb & Scotland Woodlands Approx. £120 P/Y.

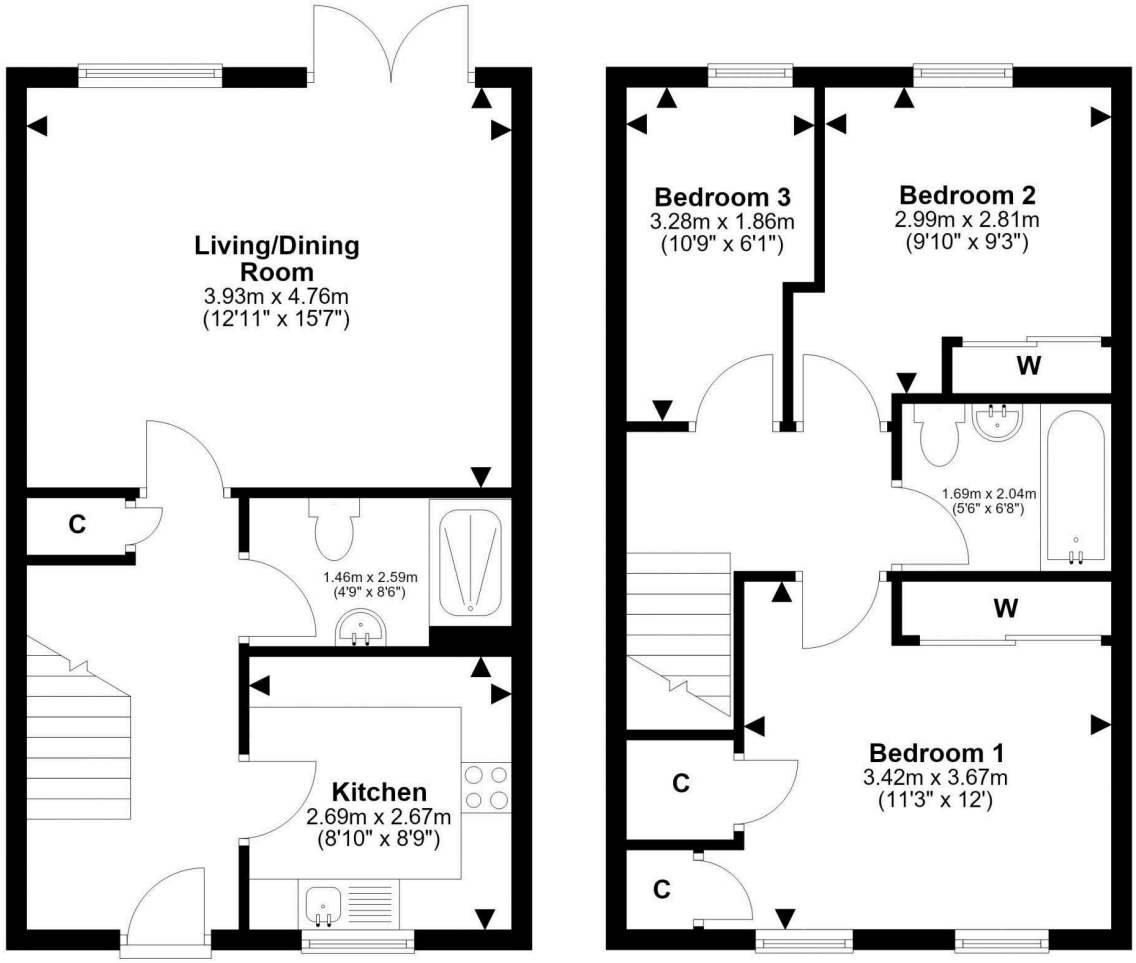
Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and caf s, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants with an excellent bus service conveniently close by. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com