

29 Glendinning Drive

Kirkliston, EH29 9HF

GIBSON KERR

Personal, Family Law & Property



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Nestled within the popular and peaceful village of Kirkliston, this well-presented three-bedroom detached family home offers a bright and spacious layout, a detached garage, driveway and charming gardens. A welcoming carpeted hallway leads through to the light-filled, south-west-facing sitting room, where elegant bay windows frame views over the front garden. Plush carpeting and a warm, neutral colour palette create a relaxing and inviting atmosphere, ideal for everyday family living. From here, you enter the adjoining dining room, providing an excellent space for entertaining and enjoying views of the rear garden as well as access. A seamless flow takes you into the kitchen, which also benefits from hallway access and is fitted with wood-effect wall and floor cabinetry, a metro-tiled splashback and quartz-effect worktops. Integrated appliances include a gas hob and oven. A south-west-facing single bedroom and a convenient guest WC complete the ground-floor accommodation. On the first floor, there are two well-proportioned double bedrooms. The principal bedroom enjoys a south-west-facing aspect and benefits from built-in mirrored wardrobes and an en-suite shower room. The contemporary family bathroom boasts a WC, washbasin built into vanity and a bath with a wall-mounted shower. Externally, the enclosed rear and side garden has been thoughtfully landscaped, featuring attractive ornamental paving and a neatly manicured lawn, creating an ideal setting for outdoor relaxation and entertaining. To the front, a south-west-facing lawn is complemented by established borders, with a private driveway providing off-street parking and access to the detached garage.

Features

- Three-bedroom detached home
- South-west-facing sitting room
- Dining room opening to the kitchen
- Modern kitchen
- Three bedrooms, one with en-suite
- Sleek family bathroom and guest WC
- Enclosed rear garden
- Detached garage and driveway

C EPC RATING

F COUNCIL TAX BAND











Glendinning Drive,
Kirkliston,
Midlothian, EH29 9HF

SquareFoot

Approx. Gross Internal Area
1067 Sq Ft - 99.12 Sq M
Garage
Approx. Gross Internal Area
223 Sq Ft - 20.72 Sq M
For identification only. Not to scale.
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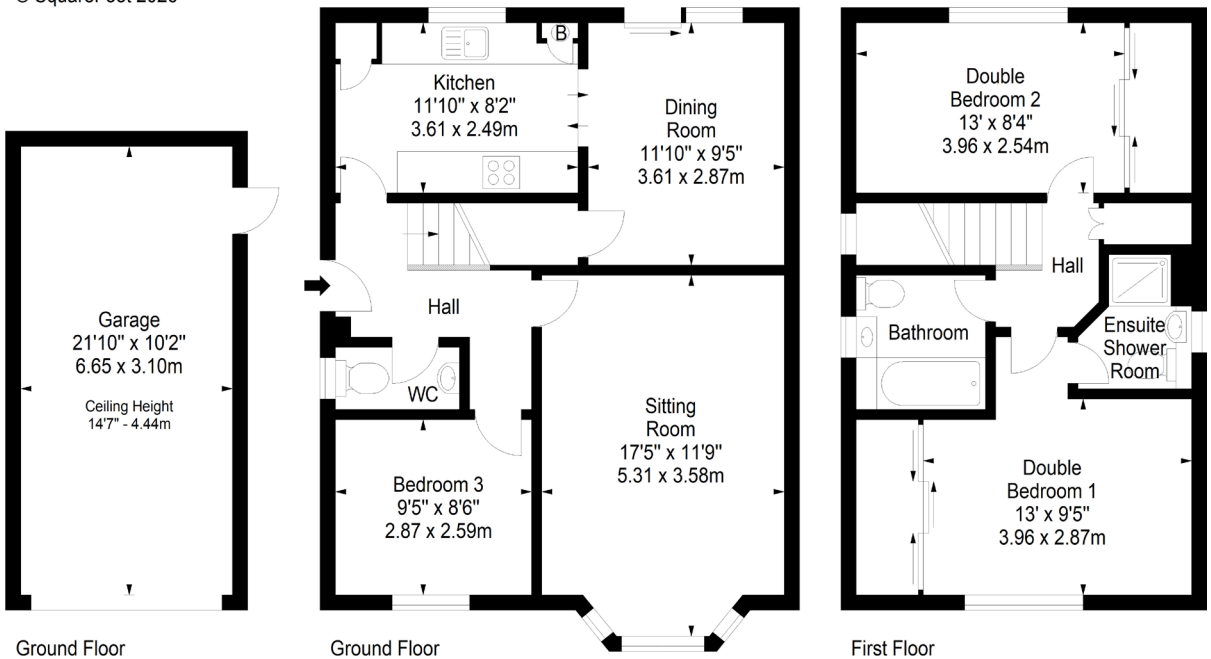

Location

Kirkliston is a popular and peaceful village situated to the west of Edinburgh. Surrounded by attractive countryside it offers superb opportunities to enjoy outdoor pursuits such as walks, cycles, and runs. There are a number of golf courses including a nine-hole parkland course. Kirkliston Leisure Centre features a gym, outdoor pitch, sports hall and group fitness studio. There are an array of local amenities including shops and cafes with further choices in South Queensferry. Schooling includes Kirkliston Primary School and Queensferry Community High School. Excellent road links provide easy access to Edinburgh, South Queensferry and the central belt. It is within easy reach of the nearby M8, M9, and Queensferry Crossing along with Edinburgh Airport.

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Edinburgh

Family Law, Personal Law & Property Law

6 Randolph Crescent | Edinburgh | EH3 7TH

0131 202 7516 | edinburgh@gibsonkerr.co.uk

Glasgow

Personal Law & Family Law

1 West Regent Street | Glasgow | G2 1RW

0141 404 0436 | glasgow@gibsonkerr.co.uk

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.