

COULTERS ©

47 DUNDAS PLACE

KIRKLISTON, EDINBURGH, EH29 9BJ

3 BED | 1 BATH | 2 PUBLIC







TAKE A LOOK INSIDE

Situated within a quiet cul-de-sac in the popular village of Kirkliston, 47 Dundas Place is a three-bedroom semi-detached house offering well-proportioned accommodation and excellent potential for modernisation. The property would benefit from a programme of updating, providing an opportunity for a purchaser to refresh the interiors and create a home to suit their own tastes.

The ground floor comprises an sizeable entrance hall, a sitting room which connects to the dining room via double doors, and a kitchen. The kitchen is fitted with a range of wall and base units and offers a pleasant outlook onto the back garden.

On the first floor are three bedrooms, together with a family bathroom. The rooms are well proportioned, offering flexibility for family living, guest space or home working. There are built-in storage cupboards on both the ground and first floors and an attic provides additional storage.

KEY FEATURES

- Semi-detached house in quiet cul-de-sac.
- Three bedrooms available.
- Well-kept private gardens to front and rear.
- Car port and driveway.
- Within walking distance of local primary school.
- Easy commuting distance of Edinburgh.
- EPC Rating - D
- Council Tax Band - D







Externally, the property has well-kept gardens to both the front and rear as well as a driveway and car port which offers potential to create a garage if needed.

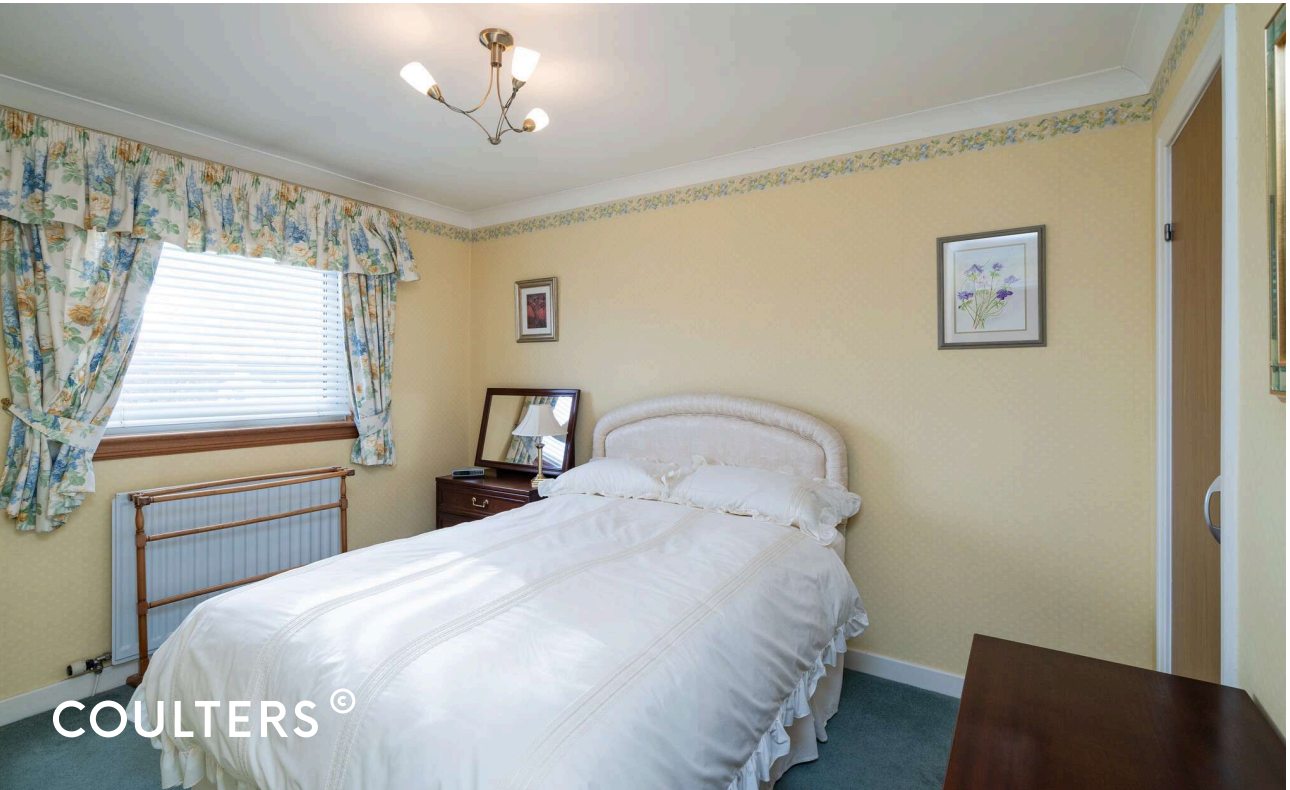
Gas central heating and double glazing are fitted within the home.

EXTRAS

All blinds, curtains, light fittings, fitted floor coverings, white goods and garden shed are included in the sale price. Other items may be available subject to separate negotiation.







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THE LOCAL AREA

Kirkliston is a thriving village located to the northwest of Edinburgh, offering the perfect balance of semi-rural charm and city convenience. With a strong sense of community and an array of local amenities, the area has become an increasingly popular choice for families and professionals alike.

The village benefits from a range of everyday essentials, including a convenience store, pharmacy, post office, medical centre, and local cafés, while larger supermarkets and retail options can be found in nearby South Queensferry and at The Gyle Shopping Centre. Kirkliston is also well-served by a selection of leisure facilities, including a sports centre, community hub, and local parks, while scenic walks and cycling routes along the River Almond and surrounding countryside offer fantastic outdoor opportunities.

For families, Kirkliston falls within the catchment area for Kirkliston Primary School and Queensferry High School, both of which enjoy a strong reputation.

Despite its peaceful village atmosphere, Kirkliston enjoys excellent connectivity. The nearby A90, M8, and M9 provide swift access to Edinburgh city centre, the airport, and beyond, while frequent bus services connect the village to the wider area. The Dalmeny and Edinburgh Park railway stations offer further transport links, making Kirkliston an ideal location for commuters.

HOME REPORT VALUATION: £250,000


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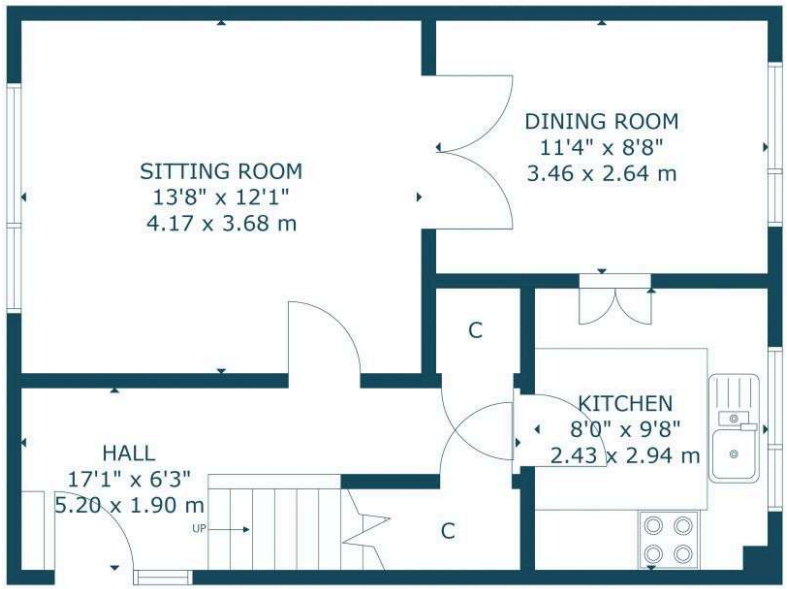
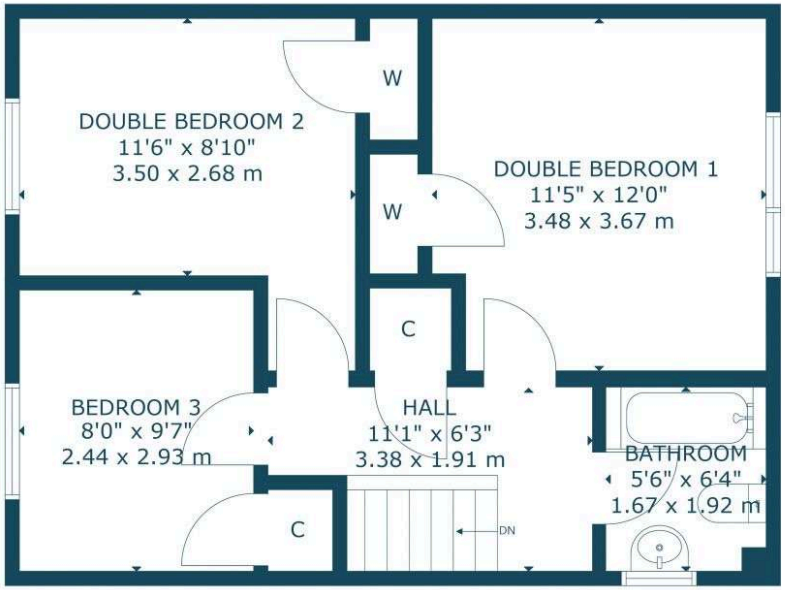


GROUND FLOOR



FIRST FLOOR

47 DUNDAS PLACE, KIRKLISTON, EH29 9BJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.