










Fixed Price

£245,000

14 Eilston Loan

Kirkliston | Edinburgh | EH29 9FL

A fantastic opportunity has arisen to acquire this stylish and impressive three bedroom end-terraced villa quietly positioned within an established modern development in Kirkliston within easy reach of excellent transport links and local amenities. With residents parking and a lovely private garden, this property will undoubtedly appeal to professional couples, first-time buyers and growing families.

-  3 beds
-  1 public
-  1 bathroom
-  Private front and rear garden
-  Residents parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge with room for different configurations, modern fully-fitted kitchen with a range of integrated white goods and French doors leading to the garden while being styled with smart gloss units and a wooden-effect worktop, two-piece W/C with utility cupboard, rear hallway with a sizeable understairs cupboard and a dropdown ladder leading to the partially-floored attic, two generously proportioned double bedrooms with ample space for freestanding furniture, single bedroom with optional use as a home office, and a partially-tiled family bathroom suite with an over-bath shower.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property, a small low maintenance lawn area and to the rear a large private garden with a mixture of lawn and sandstone patio making it the perfect spot for residents to enjoy. For the car owner, there is unallocated residents parking as well as more than adequate on-street free parking to accommodate residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

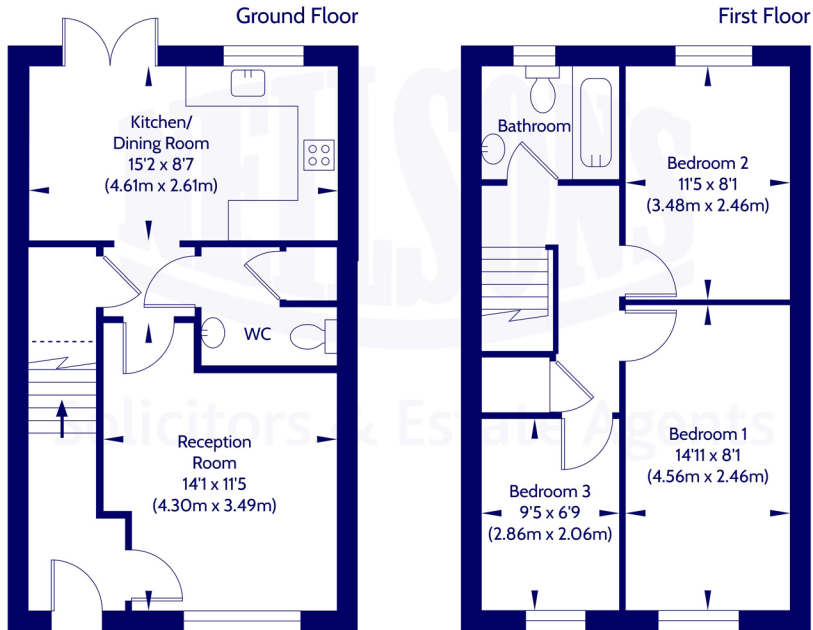
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox 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. Internal Area 74.83 Sq M / 805 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2023



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

