



## 13 Almondhill Road

Kirkliston, Edinburgh, EH29 9BN

*We sell homes, not just houses*







Set within an established residential development in Kirkliston, this semi-detached house enjoys three bedrooms, two reception rooms, a kitchen, and a bathroom, all enhanced by stylish, contemporary interiors. Externally the house is accompanied by well-maintained front and rear garden, a car port, and a driveway.

You are welcomed inside by a hallway with built-in storage, setting the tone for the immaculate interiors to follow with neutral décor and wood-styled flooring. Leading off the hall to the right is a living room, where modern décor is accompanied by a fitted carpet, and a large window captures plenty of natural light. The room benefits from a sociable flowing layout to an adjoining dining room, creating a wonderful open space that is perfect for everyday family life and entertaining alike. The dining room can comfortably accommodate a six-seater dining table and additional furniture, whilst patio doors open onto the garden. The kitchen conveniently neighbours the dining room and is fitted with attractive Shaker-inspired cabinets, wood-styled worktops, chic metro-tiled splashbacks, and eye-catching flooring. Integrated appliances comprise an oven, a hob, an extractor hood, and a dishwasher, whilst provision is made for freestanding and undercounter appliances.

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## Features

- Semi-detached house in Kirkliston
- Stylish, contemporary interiors
- Entrance hall with storage
- Elegant living room
- South-facing dining room
- Attractive kitchen
- Three double bedrooms
- Stylish bathroom with shower-over-bath
- Front and rear gardens
- Car port and private driveway
- Gas central heating and double glazing
- EPC Rating - **TBC**







“Stylish, contemporary interiors,  
south-facing dining room and  
attractive kitchen”









The first floor is home to three bedrooms and a family bathroom. The bedrooms are all well-proportioned, allowing plenty of space for furniture, and all three accommodate excellent built-in storage. The stylish bathroom comprises a bath with an overhead shower and a glazed screen, a WC-suite, a towel radiator, and a vanity cabinet. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is flanked by gardens to the front and rear, with the particularly spacious rear garden boasting an enviable south-facing aspect and featuring a lawn, a patio, and a chipped area ideal for children's play equipment. Off-street parking is provided by a car port and a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, an integrated kitchen appliances will be included in the sale.

## Kirkliston

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience. The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy, and a health centre, as well as a selection of traditional pubs, cafes, and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sport and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Forth Road Bridge, Edinburgh International Airport and the M8/M9 motorway network. The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram, and train links into the city centre and further afield.

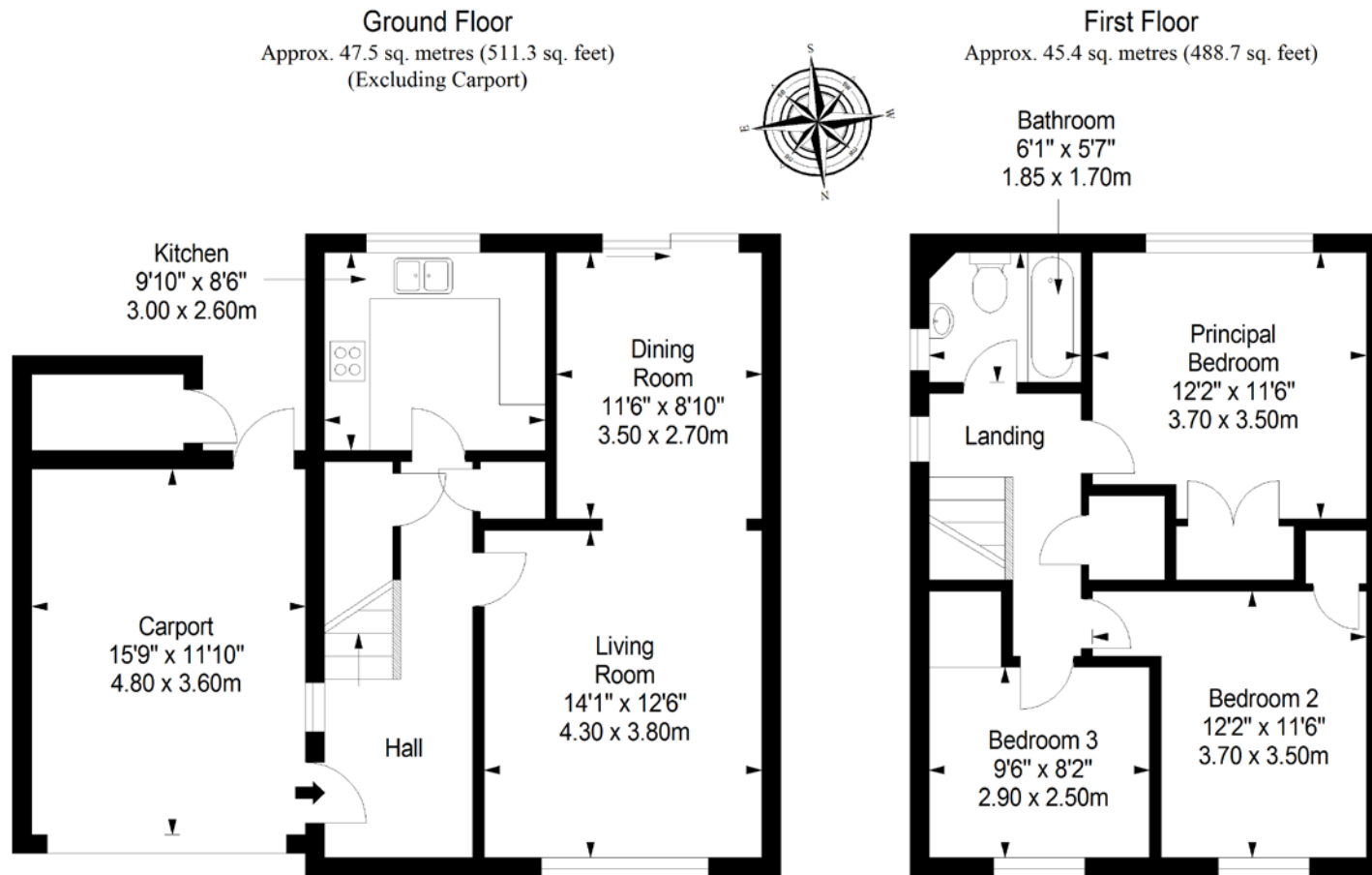








# Floorplan



Total area: approx. 92.9 sq. metres (1000.0 sq. feet)

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