



Fixed Price

£215,000

13 Liston Drive

Kirkliston | Edinburgh | EH29 9BY

Extended mid terrace property located in the heart of the popular town of Kirkliston. The property is ideally located for local amenities and transport links with the main motorway network a few minutes drive. The property is ideally suited to first time buyers and young families.

3 Bedrooms

1 Public Room

2 Bathrooms

On Street Parking

Front and Rear Gardens

EPC Rating – C

Council Tax Band - C



Description

Internally the accommodation in brief; entrance vestibule leading to staircase; Front Aspect Reception Room: A spacious room located at the front of the house, featuring a large bay window that allows plenty of natural light to enter. This room has hardwood flooring and enough space to accommodate a dining table; Situated at the rear of the property, the kitchen is equipped with white wall and base units, a matching worktop, and a splashback. It also has a door that provides access to the rear garden; on the first floor are two well proportioned double bedrooms both benefitting from built in storage; fully tiled family bathroom with a white three piece suite, electric shower over the bath and glass shower screen; to the second floor is the principle bedroom offering dual aspect velux windows with an outstanding open aspect and a convenient en-suite shower offering a white two piece suite and corner shower cubicle.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances including double cooker and dishwasher and fitted floor coverings.

Gardens and Parking

The property features a secluded rear garden, accessible through the back door, leading to an elevated deck area, perfect for outdoor gatherings. This easy-to-maintain outdoor area includes a spacious patio, a greenhouse, and a storage shed. The front of the property showcases a landscaped garden, boasting a lush lawn bordered by well-established plants, shrubs, and flowers, creating an inviting and aesthetically pleasing curb appeal. Residents and visitors benefit from unrestricted on-street parking options.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The town of Kirkliston lies approximately twelve miles west of Edinburgh's City Centre. The town 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 Adventure Park. Indoor activity centre and outdoor adventure park. 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 town and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.



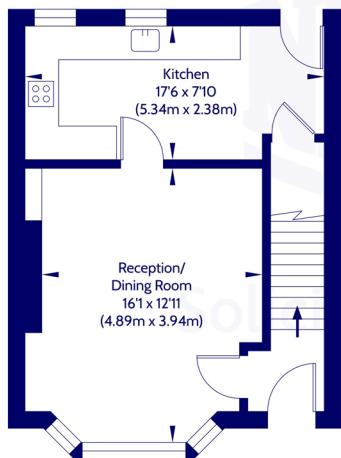
Approx. Internal Area 97.59 Sq M / 1050 Sq Ft

Not to scale. For identification only.

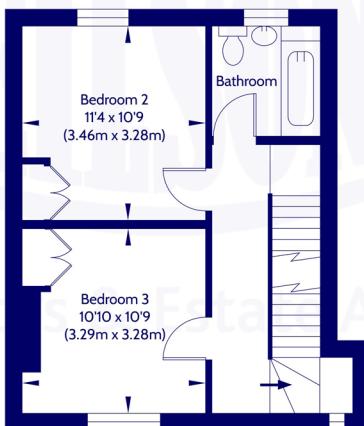
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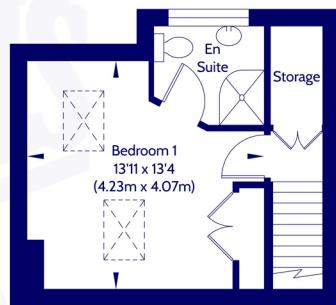
Ground Floor



First Floor



Second Floor



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.



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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

