

FOULTERS[©]

MIMOSA, 26 KIRKLISTON ROAD

SOUTH QUEENSFERRY, EH30 9NY

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located in picturesque South Queensferry, 'Mimosa' is a stunning, three bedroom bungalow which boasts versatile, beautifully presented interiors, contemporary features and fittings and generous reception space. The property, which has been extended over the years, is large enough to be a wonderful family home or equally, with the accommodation all on one level, it would make the perfect place for retirees.

The living room is bright and neutral in décor with a fireplace and wood burner making this a cosy space. A dining room with French doors to the garden, and a modern kitchen with breakfast bar, branch from either side of the living room, creating a lovely flow between the rooms. All three bedrooms are good size double rooms, with the principle bedroom also benefitting from a particular spacious built-in wardrobe and a stylish en suite. A fully tiled family bathroom off the main hall, completes the accommodation.

Gas central heating and quality double glazing is fitted throughout.

KEY FEATURES

-  Charming detached bungalow
-  Private, fully enclosed gardens
-  Queensferry Primary School a 3 min walk
-  Three double bedrooms, one with en suite
-  Multi-car driveway and single garage
-  Independent shops, cafes and restaurants a short stroll



There is an attractive, fully enclosed rear garden with a raised seating area, patio and well-kept lawn. Roofline lighting is fitted to the front and side of the property.

An extensive mono block driveway provides parking for multiple vehicles and there is also a single garage with up and over door.





THE LOCAL AREA

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes.

The conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.

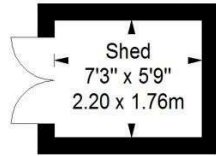
EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances and garden shed are included in the sale price.

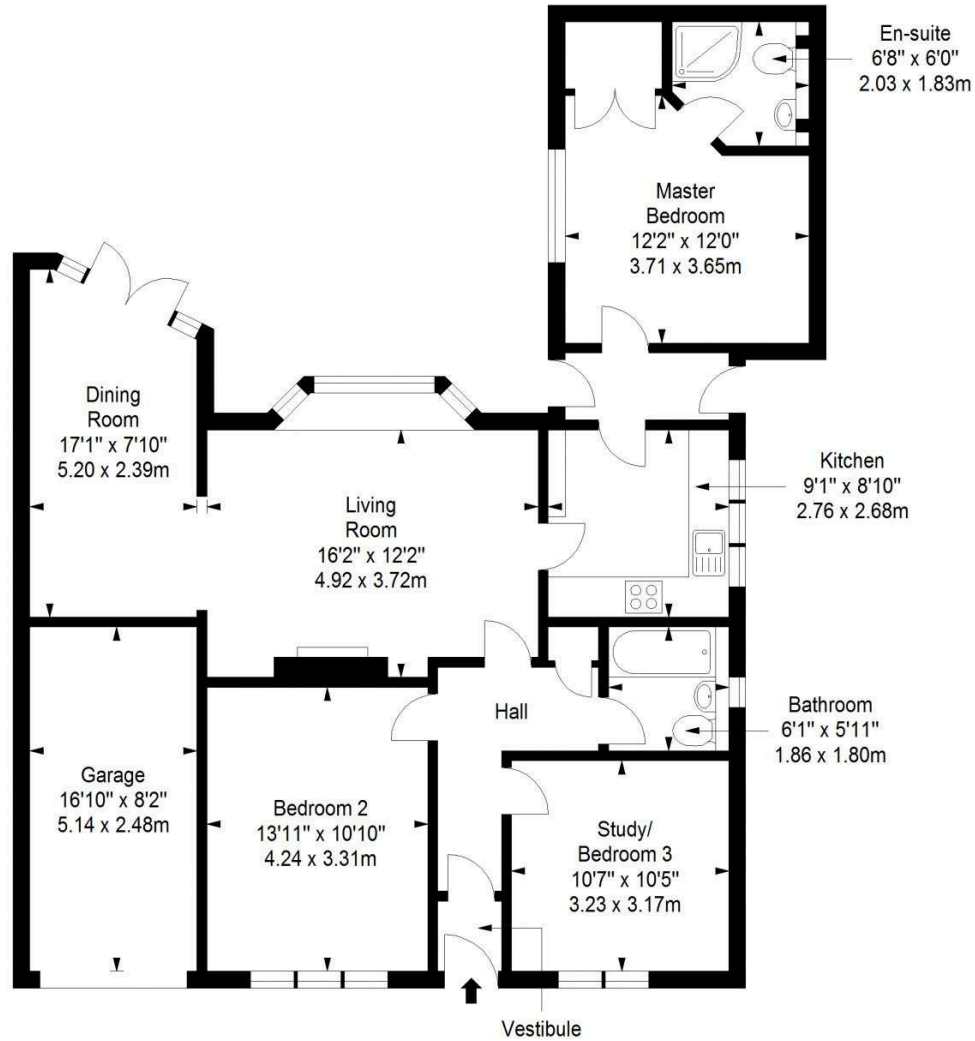
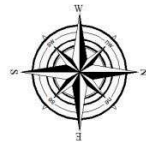




Shed
Approx. 3.9 sq. metres (42.0 sq. feet)



Ground Floor
Approx. 111.6 sq. metres (1201.3 sq. feet)



Total area: approx. 115.5 sq. metres (1243.3 sq. feet)

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 0131 603 7333

 enquiries@coultersproperty.co.uk

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.