










Offers Over
£225,000

22 Almondhill Steading

Kirkliston | Edinburgh | EH29 9LA

This charming property, nestled within a converted steading, exudes character and charm, making it an ideal residence for couples and professionals alike. Boasting a blend of immaculate design and quirky features, it offers a unique living experience. Located in a desirable area, the property benefits from a great location, providing convenient access to amenities while maintaining a tranquil atmosphere. The surrounding local community adds to the appeal.

-  1 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Garage
-  Front Garden and Rear Terrace
-  EPC Rating – C
-  Council Tax Band - E



Description

Upon stepping into the property, you're welcomed by a sense of space and elegance, with a spacious hall boasting high ceilings that set the tone for the rest of the home. To the left, you'll discover the exceptionally spacious double bedroom, adorned with large windows that flood the space with natural light, creating a bright and inviting atmosphere. Adding to the appeal, a walk-in wardrobe provides ample storage solutions, ensuring a clutter-free living environment. Continuing through the hall, you'll encounter a generously sized reception room, offering plenty of space for relaxation and entertainment. Large patio doors open up to reveal a delightful view of the courtyard, inviting the outdoors in and enhancing the sense of tranquillity within. The room's high ceilings and charming modern fireplace add character and warmth, making it the heart of the home. The recently refurbished kitchen awaits further along the hall, showcasing a contemporary design and an array of modern appliances. Flooded with natural light, this culinary space offers both functionality and style with a further a designated dining area. Completing the accommodation, the bathroom boasting a bright and modern aesthetic, Featuring a shower over the bath, this space offers both convenience and luxury, providing a relaxing retreat at the end of a long day.



Extras

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

Outdoor Space, Garage and Parking

The property benefits from a separate lock up garage with ample parking available for visitors. The property is set within a courtyard and benefits from a private terrace, accessed via the reception room it is an idyllic spot for relaxation. The development is surrounded by rolling countryside while being a short drive away from local amenities and transport links.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

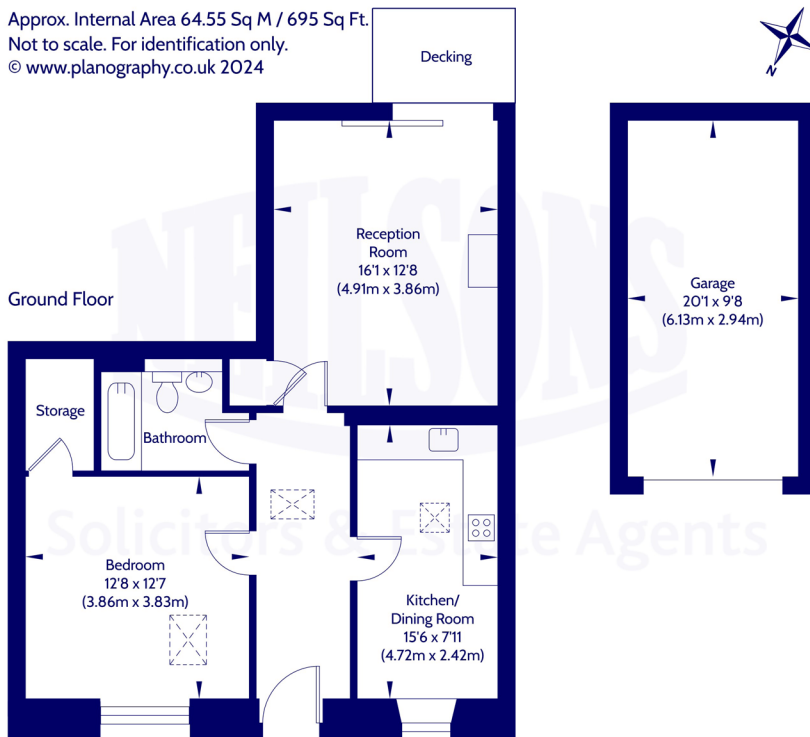
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a library and a leisure centre together with the popular 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 water front 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 64.55 Sq M / 695 Sq Ft.
Not to scale. For identification only.
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Ground 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.



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