



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**7 Auldgate**

Kirkliston EH29 9HB

# 7 Auldgate

Nestled in the peaceful village of Kirkliston and close to local amenities is this charming two-bedroom semi-detached bungalow. Whilst in good order throughout, the property would now benefit from minor upgrading and modernisation in parts, offering buyers a fantastic opportunity to add their own stamp and create a fabulous home.

As you approach the property, there is a good size front garden with a side path that leads you to the front door. The entrance hall offers a large storage cupboard and leads directly into the south facing lounge. The kitchen, conveniently adjoining the lounge, offers access to the rear garden. Both double bedrooms boast built-in storage and share a three-piece bathroom. There is a large loft space, which is partially floored with loft ladder. Outside, the rear garden is laid to lawn with flower/shrub borders and a gate leading to a double parking area.

Extras: all fitted floor coverings and window coverings will be included in the sale.

## Property Summary

- Peaceful cul-de-sac setting
- Entrance hall with built-in storage
- South-facing lounge
- Kitchen with access to rear garden
- Two double bedrooms with built-in storage
- Three-piece bathroom
- Partially floored attic with loft ladder
- Rear garden with gate to parking area for two cars
- Front Garden
- Gas central heating
- Double-glazed windows
- EPC Rating - D | Council Tax Band - C





Charming two-bedroom semi-detached bungalow, situated in a peaceful cul de sac setting in Kirkliston.



Let us help you find your next  
**dream property!**



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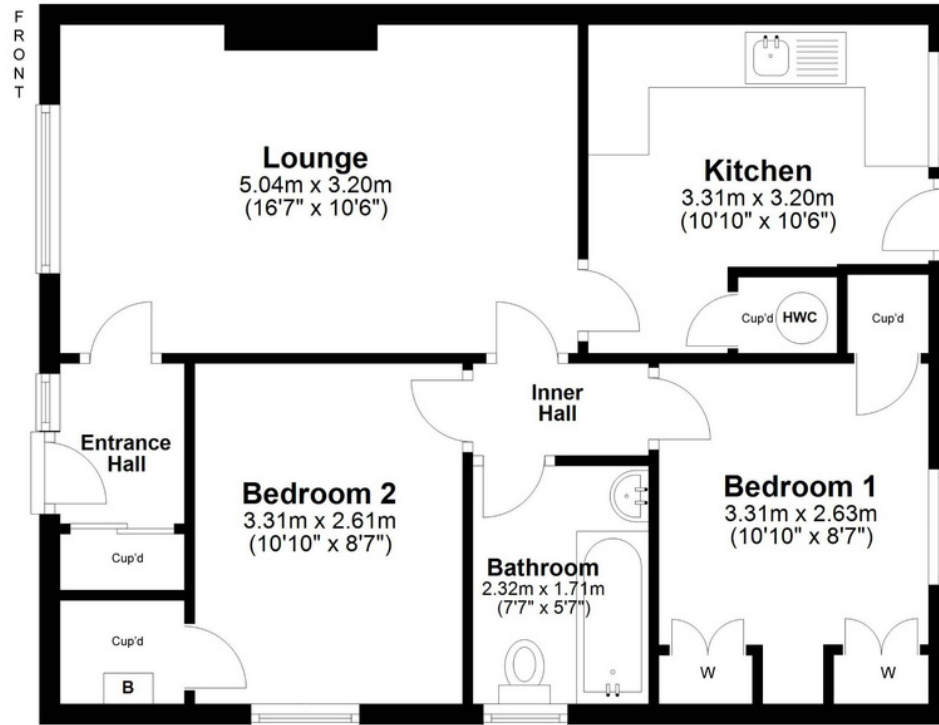
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**CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**

Approx. 55.9 sq. metres (601.8 sq. feet)



**Location**

Kirkliston is a thriving town approx. 10 miles west of Edinburgh and close to the major road networks, makes it very popular with commuters. Excellent local amenities can be found on it's communal High Street, including a post office and library. A large Tesco, is a 10 minute drive away at nearby South Queensferry, offering more extensive shopping and a fabulous selection of cafes, bars and restaurants. For leisure enthusiasts there is a leisure centre with gym and sports hall and the nearby Dundas Castle and Estate has a fabulous golf course. Kirkliston has it's own primary school with a secondary at nearby Sout Queensferry. Regular bus services take you into Edinburgh and surrounding areas, and nearby Dalmeny has a train station. Edinburgh International Airport is also easily accessible.