










Offers Over

**£200,000**

## 19 Marshall Road

Kirkliston | Edinburgh | EH29 9DE

Well presented semi detached property in a quiet, established residential area. The property is perfectly positioned on a good size plot with enclosed gardens. The property is ideally suited to range of buyers, especially a growing family. Local amenities are on hand with easy access to the main transport links.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

Internally the accommodation comprises; hallway with a staircase and good storage provisions; The reception room features a front aspect with a large picture window, offering ample natural light. The kitchen is equipped with white gloss wall and base units, and it includes a rear door for convenience; principal bedroom, which is generously sized and includes built-in wardrobes and additional storage, along with dual front aspect windows; a secondary well proportioned double with a rear aspect and a smaller double, ideal for child's nursery or home office with a rear aspect; the bathroom is adorned with a 3-piece suite, shower over the bath, wet wall panels around and vanity storage.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



## Extras

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

## Gardens and Parking

The property is ideally positioned on a generous plot with enclosed gardens to the front and rear. The front garden is highly decorative and adds kerb appeal; accessed via a gate from the street with a slabbed path leading to front door with a lawn area bordered with mature shrubbery. To the rear is an expansive lawn, ideal for children and pets with a small patio area. Ample unrestricted on street parking is available for residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.







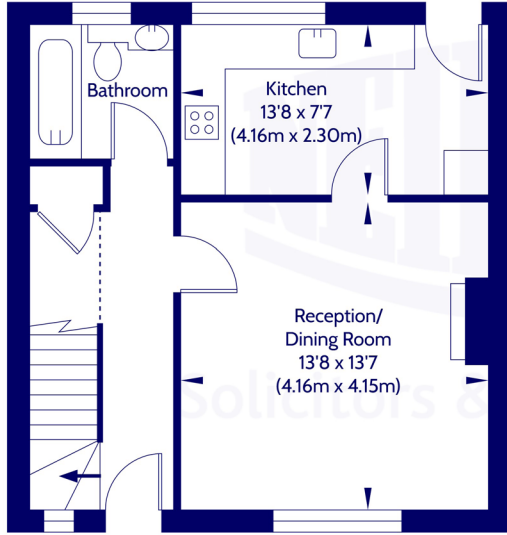
## Location

The popular town 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 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 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 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.

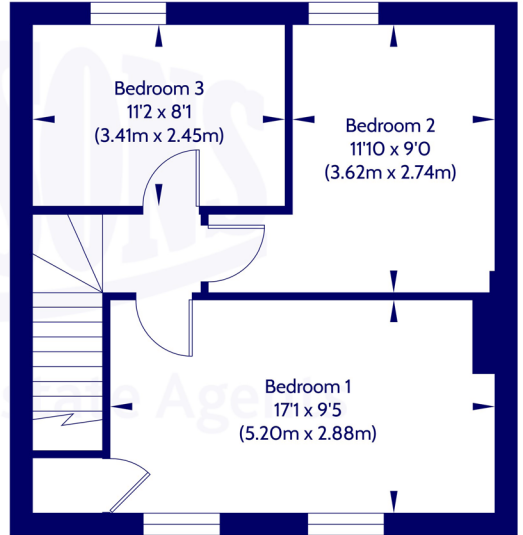
Approx. Internal Area 81.75 Sq M / 880 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



Ground Floor



First 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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://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

