



22 The Glebe
Kirkliston, EH29 9AS



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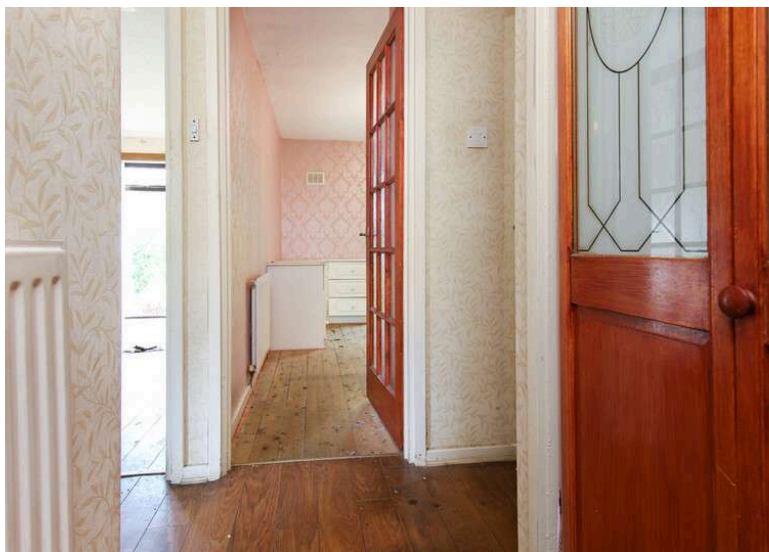


22

The Glebe

Requiring modernisation and upgrading, this end terraced bungalow offers a great opportunity to create a lovely home in the popular village of Kirkliston.

- Entrance vestibule w/storage
- Hallway w/storage
- South-facing lounge w/garden access
- Well-appointed Kitchen
- South-facing bedroom w/built-in wardrobes
- Three-piece shower room
- Gas central heating & double glazing
- Private gardens to the front & rear
- On street parking



Offers Over: £95,000

Home Report: £100,000

EPC Rating: D

Council Tax: A

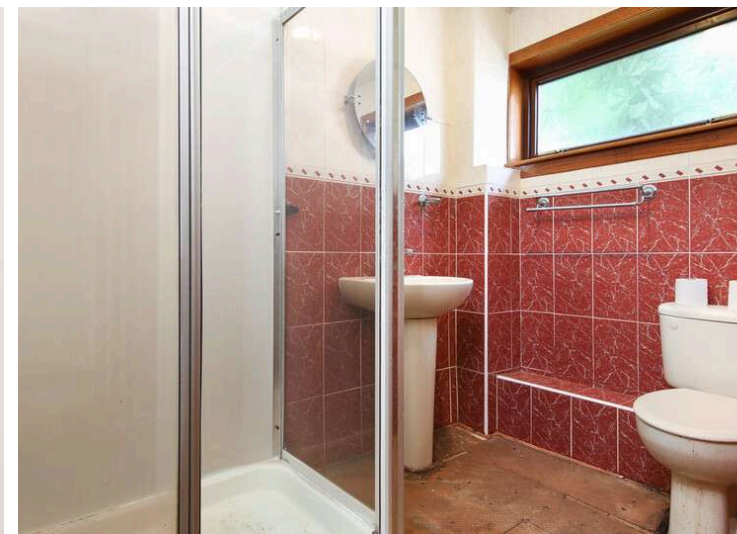
Tenure: Freehold

In need of modernisation and cosmetic upgrading this end terraced bungalow offers great potential and should prove to be of particular interest to perhaps the first time buyer or down-sizer and is located in a mature residential cul-de-sac location.

The accommodation comprises entrance vestibule, reception hall, sunny lounge with French door to the south-facing rear garden, fitted kitchen, double bedroom and shower room. It also benefits from gas central heating and double glazed windows.

There are enclosed areas of private garden ground to the front and rear and unrestricted on-street parking on The Glebe itself.

The property is to be sold as seen. Please note the gas fire in the lounge is disconnected.



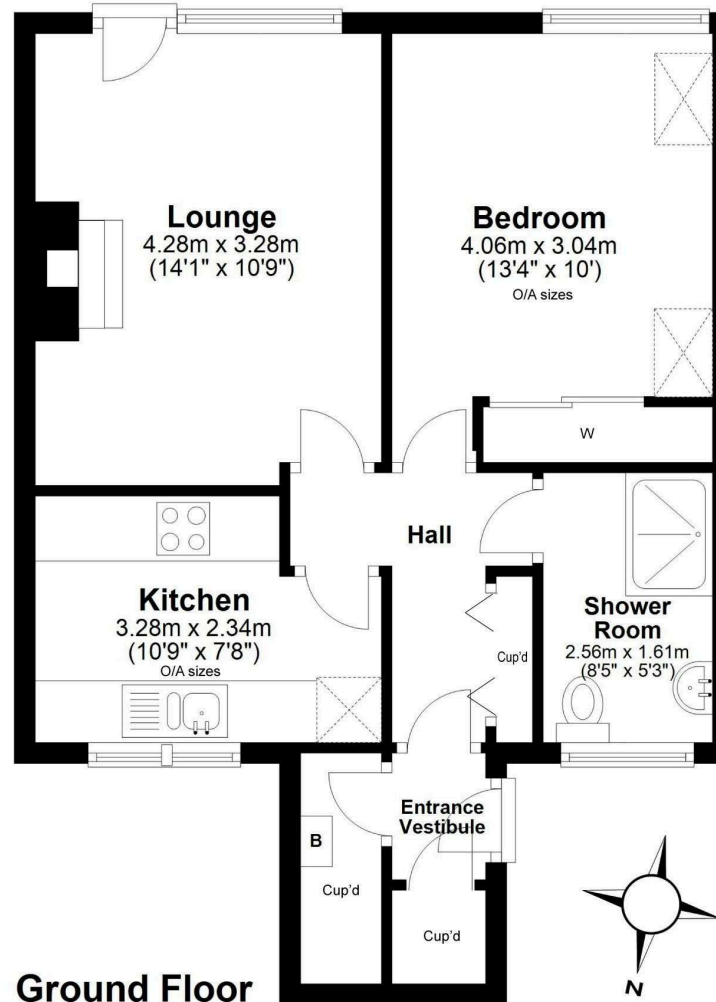
Extras: to include all fitted flooring, light fixtures, fitted wardrobes and fitted bedroom furniture, oven, hob, extractor hood, fridge/freezer, and washing machine. No warranties or guarantees for appliances.

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike thanks to its unrivalled blend of country and convenience.

The thriving village is served by an excellent range of local amenities, including a Scotmid store, a post office, a pharmacy and a health centre, as well as a selection of traditional pubs, cafes, and takeaways. Kirkliston is also just a short drive from The Gyle Shopping Centre.

Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram and train links into the city centre and further afield.



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