










Offers Over
£265,000

53 Allan Park

Kirkliston | Edinburgh | EH29 9BP

Neilsons are delighted to offer on the market this semi detached family home in the popular village of Kirkliston. Ideal for any young family the property is positioned in a quiet residential development close to schools and amenities.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & 1 Shower room
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The hallway of the house leads into a bright and spacious lounge area, featuring an understairs cupboard for storage convenience. Adjacent to the lounge is the kitchen diner, fully fitted with modern amenities including an integrated dishwasher, electric hob, oven, and hood. The kitchen diner boasts part tiled walls and offers internal access to the garage. Moving further, a shower room with a double cubicle is found, partially tiled for easy maintenance. There's also a versatile dining room or second public room with dual aspect views and sliding glass doors for natural light infusion. Ascending to the landing, one discovers access to the attic via a drop-down ladder, which is floored for additional storage. Additionally, the landing houses the boiler installed in November 2022. The bedrooms comprise a spacious double with fitted units/cupboards and a single cupboard, another double with a rear aspect and a single wardrobe cupboard, and a single bedroom. The bathroom features a shower over the bath, fully tiled walls, and a heated towel rail for added comfort.



Extras

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

Gardens, Garage & Driveway

The property offers ample parking options with a single driveway leading to the garage, supplemented by convenient on-street parking. The front garden showcases a lush lawn bordered by mature shrubs, enhancing the curb appeal of the residence. Meanwhile, the rear garden provides a blend of greenery and functionality, featuring both a well-maintained lawn and a patio area perfect for outdoor gatherings. Additionally, a dedicated veggie patch allows for homegrown produce, adding a touch of sustainability to the property. Completing the outdoor amenities, an outdoor tap ensures easy access to water for gardening or other outdoor tasks, catering to the practical needs of the homeowners.

Viewing

Please contact Neilsons on 0131 625 2222.





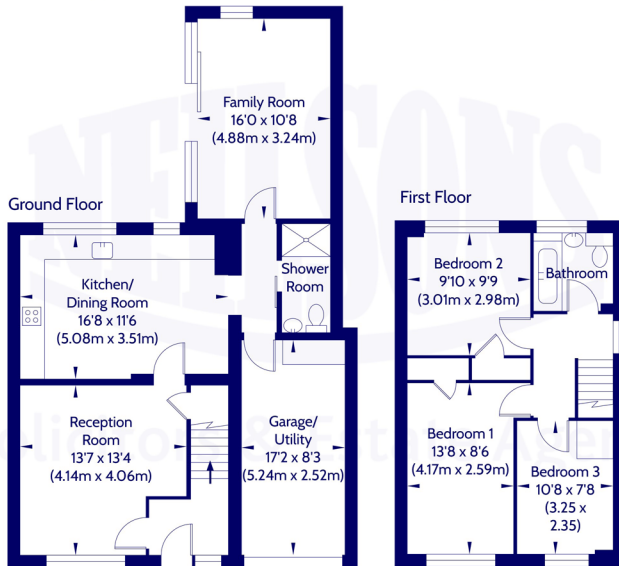
Location

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. Gross Internal Floor Area 103.09 Sq M / 1110 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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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