










Offers Over

£165,000

4 Carmel Road

Kirkliston | Edinburgh | EH29 9DD

Spacious starter home in the ever popular village of Kirkliston, boasting excellent transport links with easy access to the major motorway networks and the airport. The property is spacious throughout and benefits from a private enclosed garden and a modern interior.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Driveway
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The entrance hallway welcomes you with a staircase leading to the main living areas. The front-aspect reception room is a highlight, featuring a real wood log-burning stove that adds warmth and character to the space. The fitted kitchen, located at the rear, boasts sleek white wall and base units, complemented by tiling in the splash areas and equipped with free-standing white goods. Additionally, the kitchen provides access to a rear porch and includes a large storage cupboard, enhancing its practicality. The spacious double bedroom at the front of the property is comfortably carpeted and includes built-in storage, offering ample space and convenience. A second well-proportioned double bedroom is situated at the rear, providing a quiet retreat. The bathroom is fitted with a white three-piece suite, an electric shower over the bath, and tiling around the wet areas, creating a clean and modern look. This property combines functionality with charming features, making it a perfect home for comfortable living.



Extras

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

Gardens & Driveway

The property benefits from a private driveway to provide off street parking for the property along with ample on street parking available for visitors. To the rear is an enclosed garden mostly laid to lawn with small patio area.

Viewing

Please contact Neilsons on 0131 625 2222.



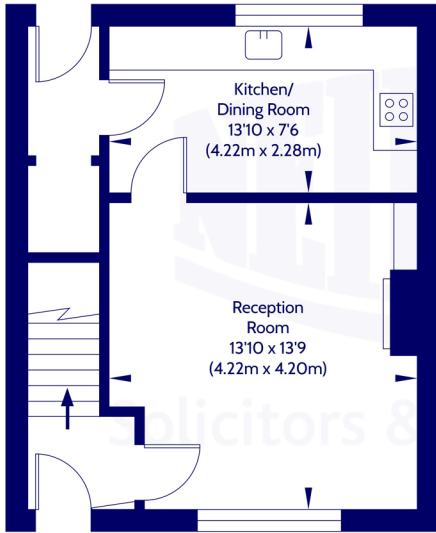


Location

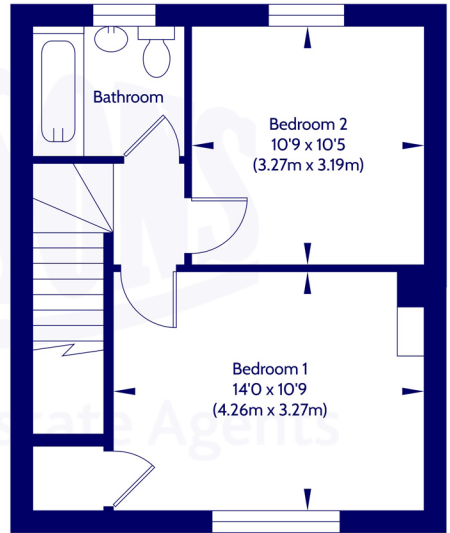
The popular town of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox garden 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 70.75 Sq M / 761 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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✉ mail@neilsons.co.uk

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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

