










Offers Over

**£320,000**

## 22 Allan Park

Kirkliston | Edinburgh | EH29 9HA

A fantastic opportunity has arisen to purchase this rarely available, well proportioned detached villa with gardens, driveway and double garage forming part of the established residential area of Kirkliston and would undoubtedly appeal to families.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Double Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

The family home in brief, comprises; welcoming entrance hallway with useful under stair storage and WC, light and airy reception room with window to front providing excellent natural light, spacious dining room, fitted kitchen with appliances and door accessing rear garden. Finally, to the upper floor there are two well proportioned double bedrooms with fitted wardrobes/cupboards, two further good sized bedrooms with fitted wardrobes, and wet room installed in 2023. Further benefits include gas central heating (new boiler installed June 2022), double glazing and access hatch to loft space.



## Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine, fridge and tumble dryer. Appliances will be sold as seen.

## Gardens, Garage & Driveway

There is a well maintained front garden mainly laid to lawn and flower beds, with driveway providing off-street parking for multiple vehicles leading to a double garage. To the rear there is a private garden mainly laid with chip stones and paving for ease of maintenance.

## Viewing

By appointment through Neilsons 0131 625 2222.





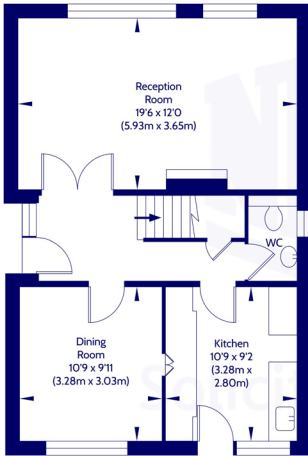
## Location

The popular village 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 library and 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 Dalmeny.

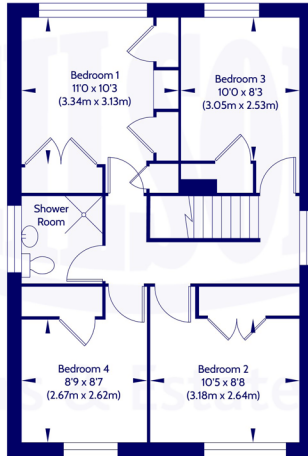




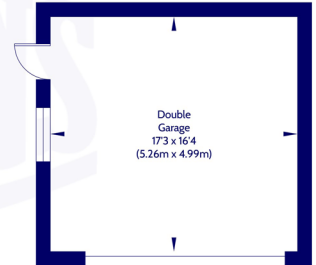
Approx. Gross Internal Floor Area 105.82 Sq M / 1139 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
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72 High Street  
Bonnyrigg

