



22 Kirklands Park Gardens, Kirkliston, EH29 9ET



Welcome

Welcome to Kirklands Park Gardens, situated in a peaceful and highly sought-after residential cul-de-sac, this well-proportioned three bedroom detached property offers an ideal opportunity for families, couples, or anyone seeking a well-presented home in the popular village of Kirkliston. This bright and spacious three-bedroom property benefits from generous gardens, a garage, private driveway, and excellent local amenities within easy reach. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room with garden access
- Breakfasting kitchen fully fitted with a range of wall and base units along with integrated appliances
- Downstairs cloaks comprising WC and wash hand basin
- Three bedrooms, one with en-suite shower room
- Family bathroom
- Gas central heating - boiler housed in the garage
- Double glazing
- Attic storage
- Private gardens front and rear
- Single garage and driveway, car charging point







Kirkliston

Kirkliston is a thriving and well connected village located just west of Edinburgh, offering an appealing blend of modern living and traditional charm. Surrounded by open countryside while still benefiting from excellent transport links, it has become a highly sought-after location for families, commuters, and anyone looking for a quieter lifestyle within easy reach of the city. The village itself provides a wide range of everyday amenities, including local shops, cafés, convenience stores, and leisure facilities. Kirkliston is known for its strong sense of community, with parks, sports clubs, and regular local events contributing to a welcoming and family-friendly atmosphere. Schooling is well regarded, with popular primary education within the village and secondary options nearby. Transport connections are one of Kirkliston's key strengths. The village offers quick access to the M8, M9, Forth Road Bridge and Queensferry Crossing, and Edinburgh Airport is only a short drive away. Regular bus services link Kirkliston with South Queensferry and Edinburgh, making commuting simple and convenient.

Extras

Included in the sale are the integrated kitchen appliances, white goods, curtains & blinds and all fixtures & fittings. Agent's Note: The development is factored by Charles White with an approximate annual fee of £216.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

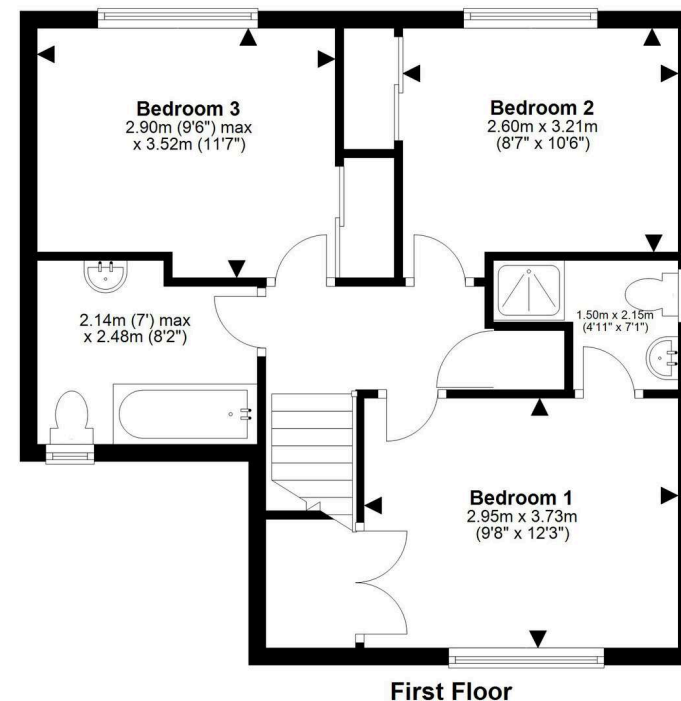
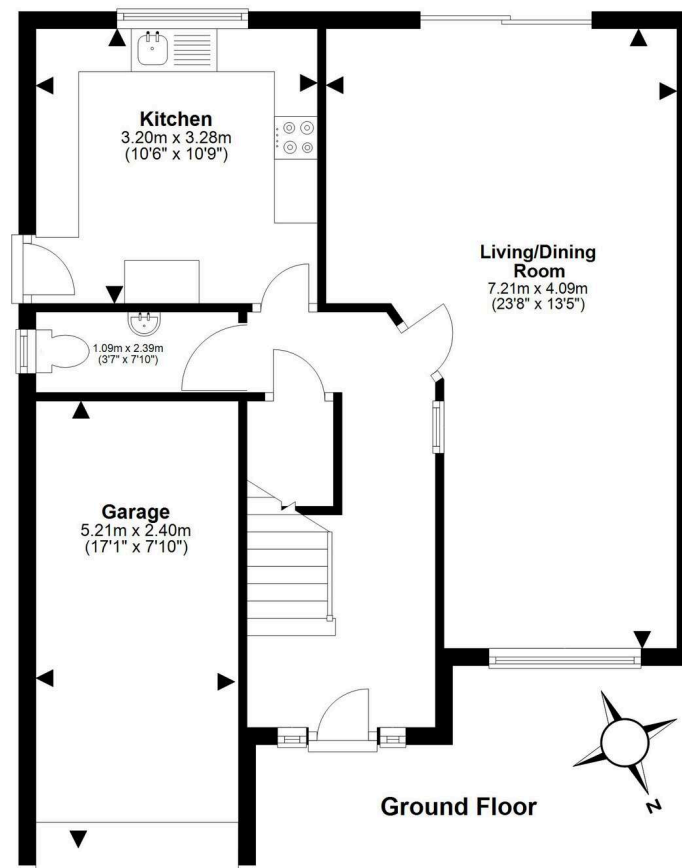
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.