RALPH SAYER
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41 Station Road

Kirkliston EH29 9BB

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Tucked away, just off the high street, with-in a handsome stone built villa, is a charming main door lower villa, in the popular village of Kirkliston. To the rear is a well-maintained shared walled garden (shared by only three other flats). Local amenities are only a short stroll away, with schools with-in walking distance, this home is an ideal retreat for those seeking both tranquility and convenience.

On entering you are greeted by a warm and inviting entrance vestibule and hallway hallway, on the right is a spacious lounge, enjoying a bright south-west aspect. Continuing through to the rear, you find a generous dining kitchen. Sleek gloss units provide hidden storage and work surfaces, with space for a central dining table, which can easily seat four to six. The rear lobby gives access to a stylish shower room and access to the shared rear garden. Completing this home are two comfortable bedrooms.

Property Summary

- Main door lower villa
- Spacious living room with sunny south-west aspect
- Generous dining kitchen
- Two comfortable double bedrooms
- Stylish three-piece shower room
- Gas central heating & double glazing
- Well maintained shared garden & drying green to rear
- Parking on surrounding streets
- EPC Rating - D | Council Tax Band - B

Extras: All fitted floor coverings, and integrated appliances are included in the sale.

Home Report Value - £170,000

Charming main door lower villa, in popular Kirkliston

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dream property!

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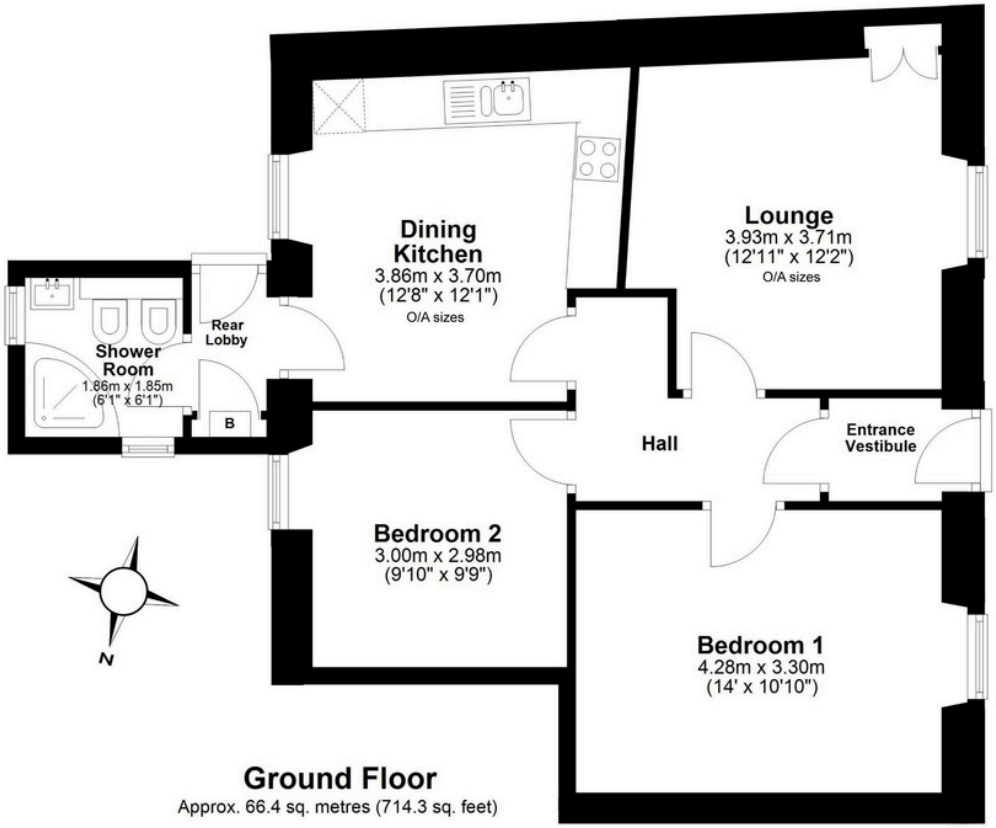
property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location

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Kirkliston is a thriving town in West Lothian, it's ideal location approx. 10 miles west of Edinburgh and close to the major road networks, makes it very popular with commuters. Excellent local amenities can be found on it's traditional High Street, including a post office and library. A large Tesco, is a 10 minute drive away at nearby South Queensferry, offering more extensive shopping and a fabulous selection of cafes, bars and restaurants. For leisure enthusiasts there is a leisure centre with gym and sports hall and the nearby Dundas Castle and Estate has a fabulous golf course. Kirkliston has it's own primary school with a secondary at nearby Sout Queensferry. Regular bus services take you into Edinburgh and surrounding areas, and nearby Dalmeny has a train station. Edinburgh International Airport is also easily accessible.