



RALPH SAYER
SOLICITORS & ESTATE AGENTS

88/3 Main Street

Kirkliston EH29 9AD

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Forming part of a modern development on Main Street in popular Kirkliston, this first floor apartment offers a fabulous home in a convenient location. Edinburgh city centre is only a 20 minute drive with the airport, only a 10 minute journey.

Accessed via a secure entry system, the front door opens into a generous hall with two large cupboards (one housing the washing machine and tumble drier). The heart of the home is an impressive open-plan living room/diner/kitchen. This particularly generous space lends itself to endless furniture configurations. Generously fitted around two walls, the sleek gloss kitchen comes replete with fully integrated appliances, with room for a dining table or a convivial island unit. Returning to the hall, there are two double bedrooms, enhanced by built-in wardrobes and a stylish shower room featuring a large walk-in shower.



Property Summary

- Modern first floor apartment
- Bright & airy open-plan living room, dining & kitchen
- Two double bedrooms with built-in storage
- Stylish three-piece shower room
- Utility cupboard, housing washing machine & tumble drier
- Electric central heating & double glazing
- Allocated parking space with-in rear resident parking area
- EPC Rating - C | Council Tax Band - C

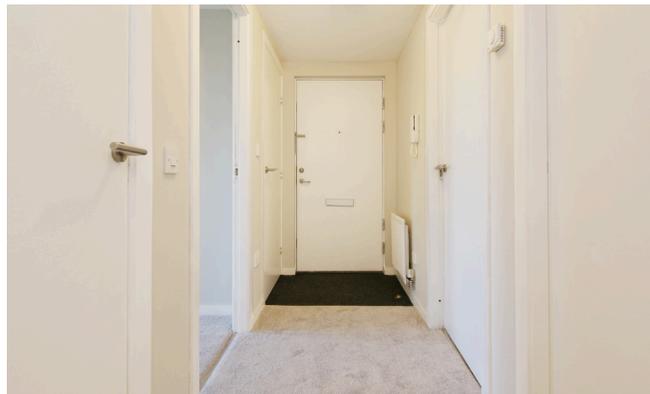
Home Report Value - £165,000

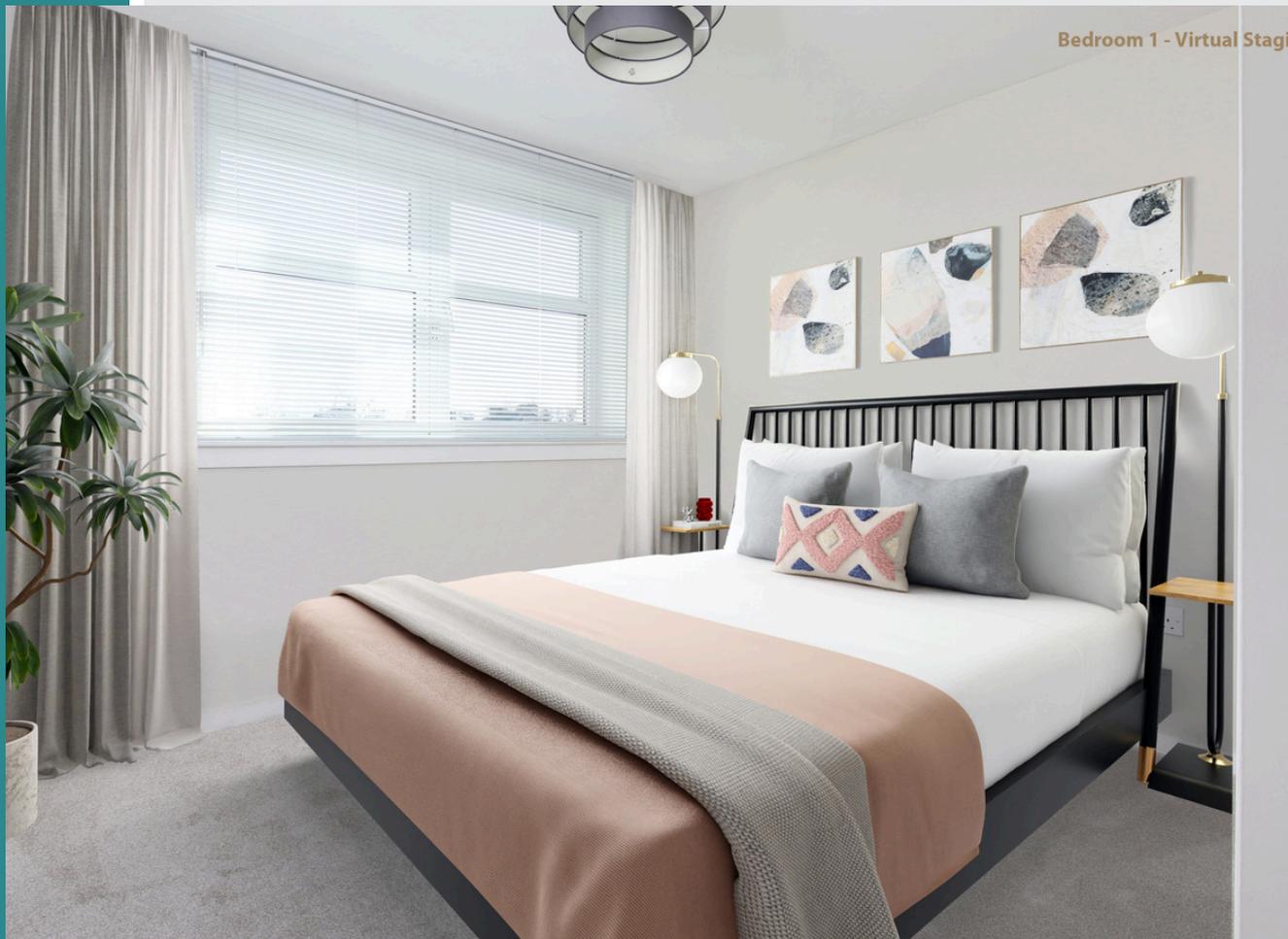
Living Room - Virtual Staging





Stylish
apartment
with
impressive
open-plan
living area





Bedroom 1 - Virtual Staging



Externally, there is a rear residents parking area with allocated space.

Please note that some of the rooms have been virtually staged using actual photographs of the rooms.

Development is factored by James Gibb, with an approximate quarterly charge of approx. £360, this covers maintenance of the communal areas and blocks building insurance.

Extras: fitted floors, blinds, washing machine, tumble drier and all integrated kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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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

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.