










Fixed Price

£320,000

61 Allan Park

Kirkliston | Edinburgh | EH29 9BP

This delightful, substantially extended 4 bedroom semi-detached villa benefits from off-street parking and a lovely secluded rear garden with fully insulated home office/garden room. Quietly positioned within a sought-after residential estate, within easy reach of excellent amenities and commuting links.

-  4 Bedrooms
-  3 Public room
-  1 Bathroom
2 WC apartments
-  Private Front & Rear Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - D



Description

Offered to the market in move-in condition, this lovely home offers a great deal of versatility and shall undoubtedly appeal to that of the growing families providing substantial accommodation throughout. Enjoying a light and stylish interior, the accommodation comprises; entrance hall with carpeted staircase leading to the upper landing. There is an attractive, front facing lounge with understair cupboard, a generously proportioned open plan diningroom, a useful two piece fully tiled WC apartment and sizeable utility room fitted with units and worktops incorporating the Belfast sink, clothes pulley and leads to the ½ garage/store with power and light. The rear extension which opens from the diningroom and provides access to the rear garden, offers good natural light and is currently utilised as an additional family room opening to the stylish fitted kitchen, fitted with a range of wall and base units, complementary worktops including the double Belfast sink and built-in 5 ring gas hob, electric oven and hood. Upstairs leads to the three sizeable double bedroom, with the front facing principal bedroom benefiting from built-in wardrobes. The fourth single bedroom is again located to front, with over stair storage provisions. The stylish wet room with feature remote control lighting is fitted with a mains shower, wash hand basin and WC. An additional WC apartment is also located upstairs and is fitted with a two piece suite with worktop and wall and base units offering great storage space. Further benefits include a partially floored attic with Ramsay ladder, gas central heating system with combi boiler and double glazing.



Extras

All the fitted floor coverings, some light fittings and some blinds shall be included in the sale together with the built-in hob/oven/hood. Some furniture items including those within the Home Office can be made available by separate negotiation if desired. It should be noted that the integrated dishwasher shall be sold as seen and no warrant will be given to its working condition. In addition, the WC is a Closomat WC and shall be replaced with a standard WC prior to entry date, unless an agreement can be met between the buyer and seller.



Gardens and parking

There is an attractive front garden with attractive borders and located to the side is a driveway providing off-street parking for up to 2-3 cars. Situated to the rear is a sunny rear garden, enjoying a high degree of privacy and well designed with composite decking, artificial lawn and seating area. The garden shed shall be included. As mentioned, there is a sizeable, fully insulated home office/garden room fitted with power, light and workstations/desk with telephone points.



Viewing

By appointment with Neilsons on 0131 625 2222.





Location

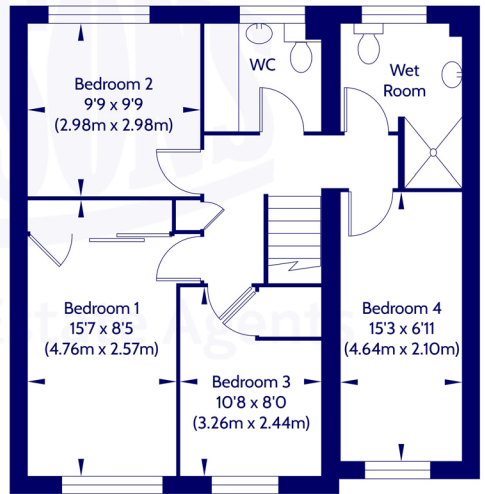
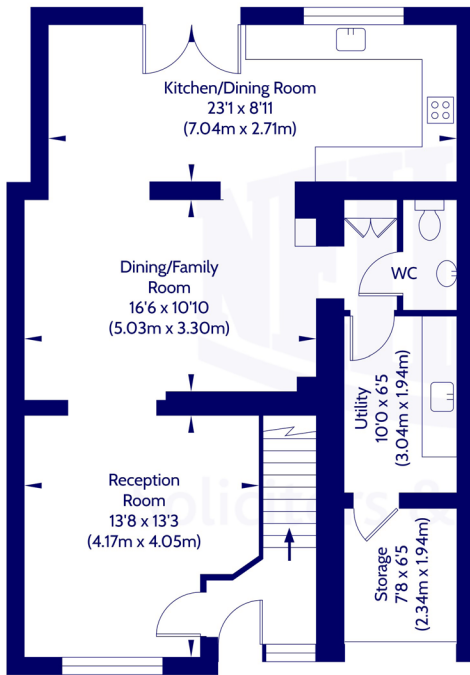
The popular town of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox garden 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. Internal Area 131.12 Sq M / 1411 Sq Ft.

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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