



- Detached Bungalow
- Lounge/Dinning Room
- Three Double Bedrooms
- Lovely Quiet Plot
- Well Kept Garden
- Garage and Parking

Alba Property View ...

Three bedroom detached bungalow on a quiet plot. Single garage plus additional parking space. Ideal for commuting.

21 Auldgate, Kirkliston, Edinburgh,

EH29 9HB

Offers Over £245,000



Alba Property are extremely pleased to offer to the market this detached bungalow located in the popular village of Kirkliston. The property sits on a lovely quiet plot and comprises: lounge/dining, kitchen, shower room and three double bedrooms. Externally there is garden to all sides of the property and a single garage. This really is a must see property, however be quick, this will not sit around.

Accommodation

Entrance Hallway

The entrance hallway gives access to all accommodation. Laminate flooring. Two ceiling lights. Radiator. The hallway benefits from built in cupboards providing an abundance of storage space and housing the electrics and central heating boiler. Hatch giving access to the loft area.

Lounge/Diner 22' 7" x 10' 7" (6.89m x 3.22m)

This spacious room has a window to the front overlooking the garden. There is ample space for lounge and dining furniture. Carpet. Two ceiling lights. Two radiators.

Kitchen 12' 11" x 10' 7" (3.94m x 3.22m)

The kitchen has been fitted with a range of wall and base units with contrasting work surface and splash back over. Inset sink with drainer. Built under oven with 4 ring gas hob and concealed extractor over. Decorative under unit lighting. Vinyl flooring. Window and door to the rear of the property.

Shower Room 7' 7" x 5' 7" (2.30m x 1.70m)

The bright shower room has an opaque window to the rear of the property and comprises: shower cubicle with electric shower, vanity unit with wash hand basin and push button WC. Ceiling light. Radiator. Vinyl flooring.





Bedroom 1 11' 7" x 9' 7" (3.54m x 2.91m)

This spacious bright room has a window overlooking the rear garden. Carpet. Ceiling light. Radiator. The room benefits from built in wardrobes with mirror sliding doors and providing hanging and shelving space.

Bedroom 2 11' 0" x 8' 11" (3.36m x 2.72m)

The second double room has a window overlooking the front garden. Carpet. Ceiling light. Radiator. This room also benefits from built in wardrobes with mirror sliding doors and providing hanging and shelving space.

Bedroom 3 9' 6" x 8' 7" (2.90m x 2.61m)

The third double bedroom has a window to the side of the property. Carpet. Ceiling light. Radiator. There is also a built in cupboard providing storage space.



Externally

To the front of the property there is a lovely well maintained enclosed garden with pathway leading to the front door and leading round to the rear garden. There are mature plants, shrubs and trees. The rear garden has steps upto the garden which has been laid to grass and has paved pathway leading out to the parking space.

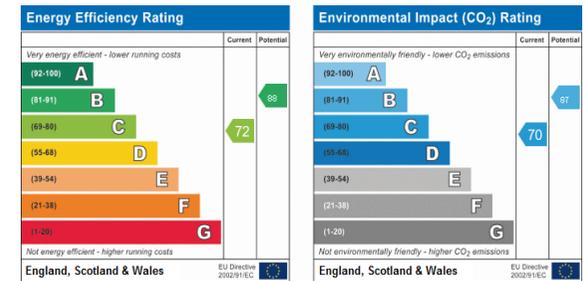
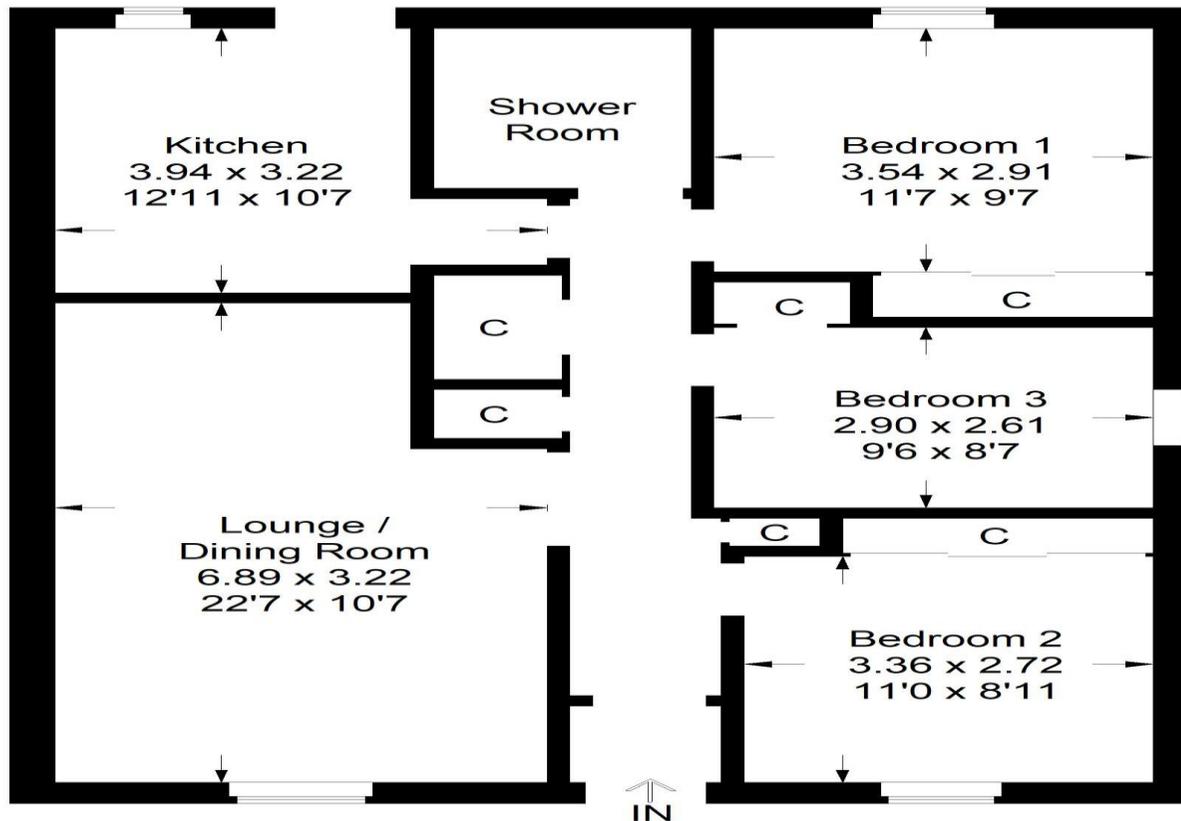
Garage

There is a single garage to the rear of the property with an up and over door, power and light. There is also a door into the garage from the rear garden.



21 Auldgate Kirkliston

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft



Extras (Included in Sale)

Area

Kirkliston is well placed for the commuter, offering easy access to the M8/M9 motorways. There are good bus services to Edinburgh and surrounding towns. Locally there are nursery and primary schools. There is also a leisure facility. South Queensferry and Broxburn are close by and offer further extensive facilities.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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