



8 Kirklands Park Grove
KIRKLISTON | EDINBURGH | EH29 9EU


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A rare opportunity has arisen to acquire an impressive modern detached villa commanding an enviable cul-de-sac setting within a small established development, well placed for good amenities and excellent transport links.

This lovely home has been finished to a good standard and provides comfortable and beautifully presented living space, offering all modern comforts and comes with the added attraction of an enclosed, secluded child-friendly rear garden and garage.

- Hallway with under-stair storage and cloak room/WC
- Living/dining room falling naturally into two defined areas
- Conservatory with patio door opening onto rear garden
- Stylishly appointed kitchen
- Master bedroom with fitted wardrobes and en-suite with walk-in shower
- Two further double bedrooms, both with fitted wardrobes
- Family bathroom featuring a contemporary white suite and separate shower enclosure
- Attic storage
- Gas central heating and double glazing
- Generously sized & enclosed rear garden with timber sun deck
- Private garden to front
- Garage and driveway

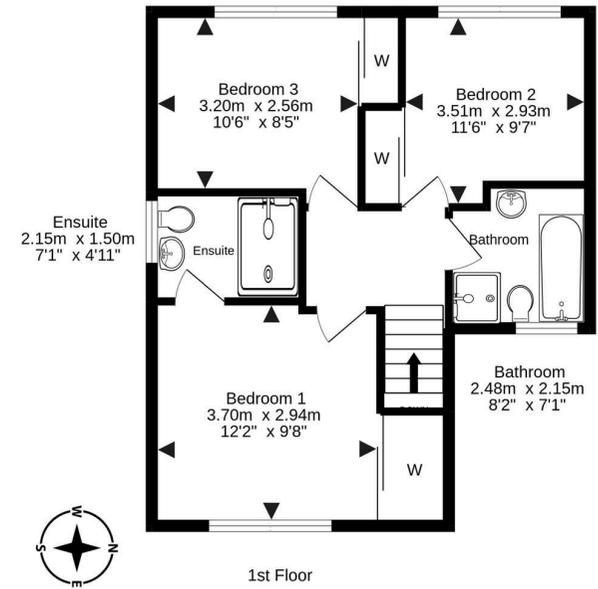
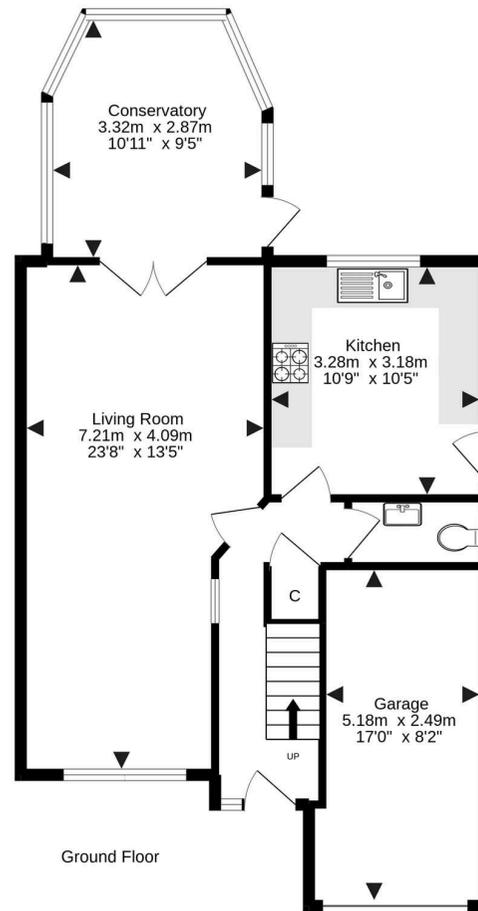
All fitted floor coverings, integrated oven & hob with hood above, dishwasher, and the mains-wired garden shed/workshop are included. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and cafes, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022