










Fixed Price

**£380,000**

## 43 Eilston Loan

Kirkliston | EH29 9FL

Neilsons are delighted to offer on to the market this beautifully presented detached villa, which enjoys a peaceful setting on a quiet residential street, located in the highly sought after town of Kirkliston. The house has been designed with flexibility in mind, and offers a wonderfully versatile living space, perfectly suited to families and those working from home on a more permanent basis.

-  5 Bedrooms
-  1 Public Room
-  3 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level, light and airy reception room with high quality laminate flooring, well proportioned second family room/fifth bedroom, spacious dining kitchen which has been fitted with a range of contemporary white fronted units/contrasting worktops, with patio doors leading to the rear garden, good built-in storage and utility/shower room off. Finally, the upstairs accommodation comprises; spacious upper landing with storage cupboard, good sized principal bedroom with fitted wardrobes and stylish en-suite shower, three further spacious double bedrooms – two of them with built-in wardrobes, and family bathroom with modern three piece suite, tiling to walls and over-bath shower. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and washing machine.

## Gardens & Driveway

There is an area of lawn to the front of the house, together with a driveway offering excellent off-street parking. To the rear of the property there is a generously sized fully enclosed garden, which has been laid to lawn and patio area, offering the perfect spot to enjoy outdoor eating and drinking in the warmer months. The garden shed will be included in the sale.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

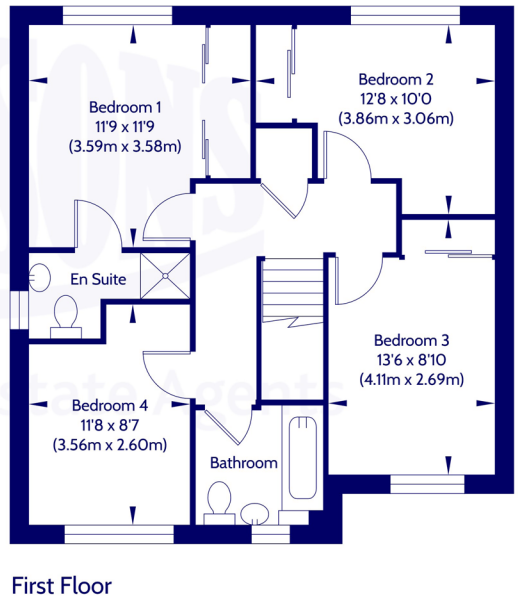
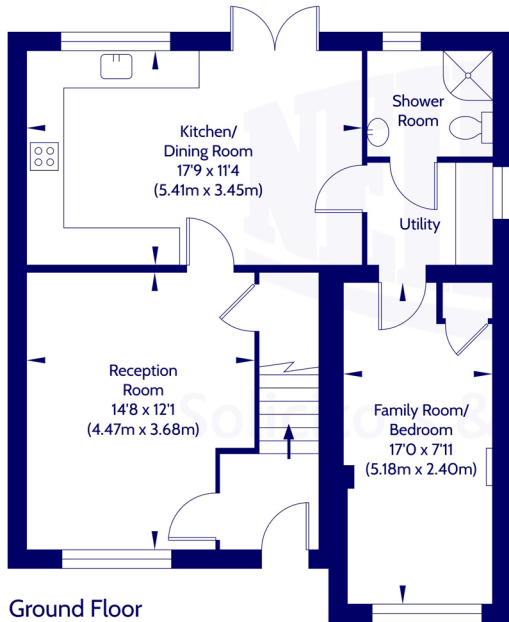
The popular town of Kirkliston lies west of Edinburgh's City Centre. The town has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox garden Centre and adventure park. 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 120.77 Sq M / 1300 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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