



Charming two-bedroom detached home set within tranquil, leafy surroundings, offering bright interiors, versatile living space, and a private garden with a garage



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Set within a peaceful setting at 20 Auldgate, Kirkliston, EH29 9HB, this charming two-bedroom detached house is surrounded by a generous expanse of grass, trees, and established planting, offering a sense of privacy and a pleasant natural outlook.

THE LIVING ROOM



Entry to the home is via a welcoming front porch, leading into a bright and well-proportioned living room. This inviting space is presented in clean, neutral décor, complemented by light flooring and a large window that allows for an abundance of natural light. A feature fireplace with a simple mantel creates a focal point, while the layout offers direct access to adjoining areas, making it both versatile and comfortable for everyday living.

THE KITCHEN



The kitchen is designed with practicality in mind, featuring an excellent range of wall and base units providing ample storage. Finished with light cabinetry, complementary worktops, and tiled splashbacks, the space is both functional and visually appealing. From here, the home flows into a rear conservatory, a bright and adaptable area enclosed by glazing and topped with a translucent roof, allowing light to flood in while offering pleasant views over the garden.



THE CONSERVATORY





Both bedrooms are bright and neutrally decorated, each benefiting from a large window and well-proportioned layouts. Built-in storage cupboards in both rooms add convenience and help maximise usable space. The shower room is similarly bright, with a window providing natural light and ventilation, and includes securely mounted grab bars to offer added stability and support where required.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



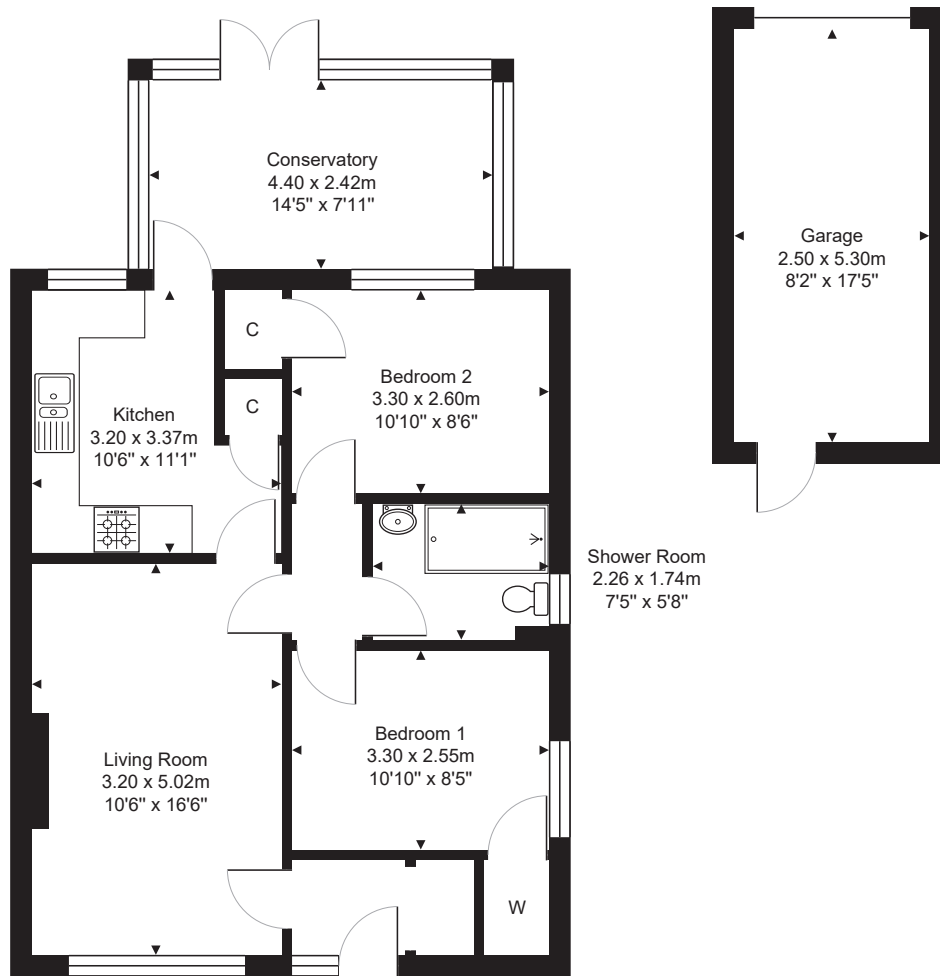
Externally, the property continues to impress with a generous rear garden space, finished with stones and chips for ease of maintenance. A slabbed pathway leads through the garden to a separate garage, providing useful additional storage or parking.

Overall, this property presents an efficient and inviting home, well-suited to a range of buyers seeking comfortable living in a tranquil setting.

EXTERNALS

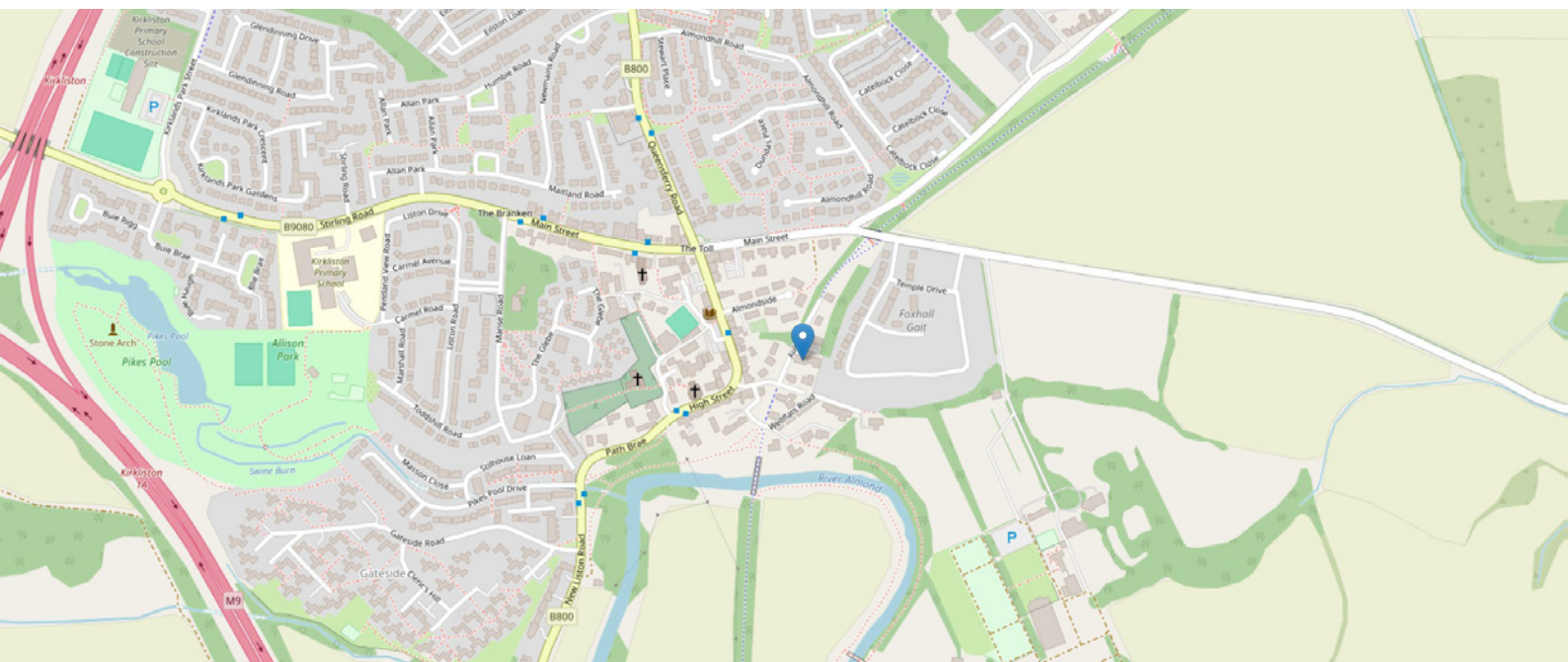


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | EPC Rating: C



THE LOCATION

Kirkliston is a popular village on the western edge of Edinburgh, offering a peaceful, semi-rural setting while remaining highly convenient for commuting. The area provides a good selection of local amenities, including shops, cafés, and everyday services, with a strong sense of community and access to reputable schooling nearby.





For those needing to travel further afield, Kirkliston is ideally positioned for easy access to the M8, M9, and the Edinburgh City Bypass, making journeys to Edinburgh, Glasgow, and beyond straightforward. The nearby Edinburgh Airport adds further convenience for both domestic and international travel.

The surrounding countryside offers an abundance of outdoor pursuits, with scenic walks and green spaces close at hand, while more extensive retail and leisure facilities can be found at The Gyle Shopping Centre and in Edinburgh city centre. Combining village charm with excellent connectivity, Kirkliston is an appealing location for a wide range of buyers.



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