

2 Newliston Road

KIRKLISTON, EDINBURGH, EH29 9DW



SPACIOUS THREE BEDROOM COTTAGE IN NEED OF SOME MODERNISATION IN A POPULAR LOCATION



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2 Newliston Road is a beautiful three-bedroom mid-terraced cottage, located on the outskirts of Kirkliston. This is a must-see to fully appreciate the accommodation on offer.

The entrance is via the main front door, leading into the inner hallway. From here, you are welcomed into a large lounge with a front-facing window. The lounge flows into a modern kitchen, featuring a range of wall-mounted units and access to the rear gardens. To the front, a shower room is fully wet-walled, complete with a toilet and wash hand basin. Located to the rear, you'll find three bedrooms, which can be flexibly configured as a home office or with free-standing furniture.





Bedroom 1





Bedroom 2

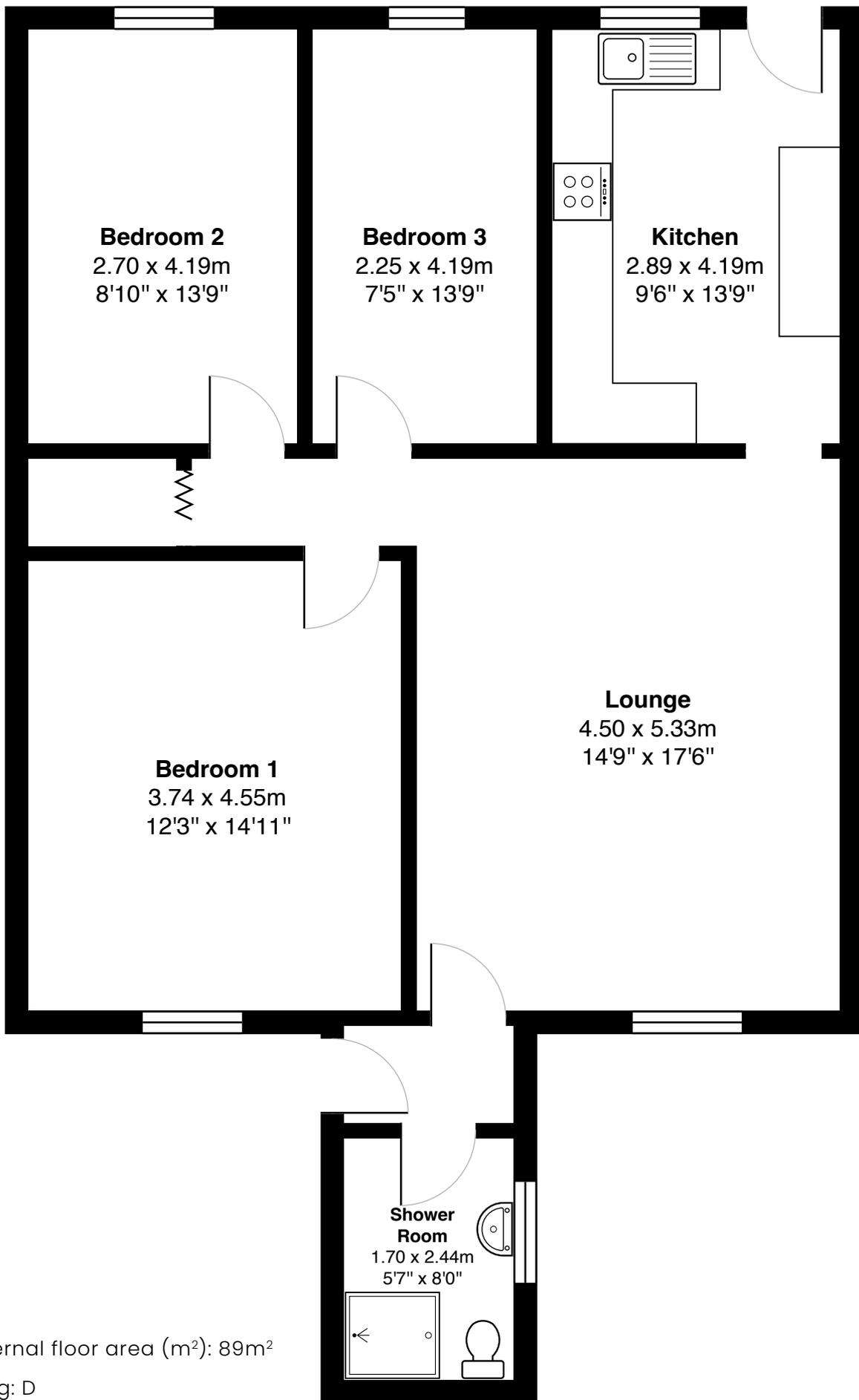




Bedroom 3







Gross internal floor area (m²): 89m²

EPC Rating: D

The well-maintained garden, located to the rear, is elevated, providing peace and seclusion, fully enclosed for privacy. Off-street parking is available to the front, accommodating several vehicles. This is a fantastic property that, while needing a little modernisation, is in a great area just on the outskirts of Edinburgh.





Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow. That was before the advent of the motorway system which bypasses Kirkliston leaving it a quiet and rural community. It is however, conveniently located for easy access to the Edinburgh city bypass and Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport.

The village itself has its own history as can be seen in the old buildings in its centre. All but the most unusual daily requirements can be satisfied with the village's shopping facilities, and the village has its own dentist and doctor as well as its own nursery and primary school.

Further local shopping is available at South Queensferry, some five minutes away by car. Major retail facilities are to be found close by at the Gyle Shopping Centre on the outskirts of Edinburgh or to the west of the village at Livingston's shopping centres. Kirkliston is also conveniently located for easy access links to the Edinburgh city bypass.

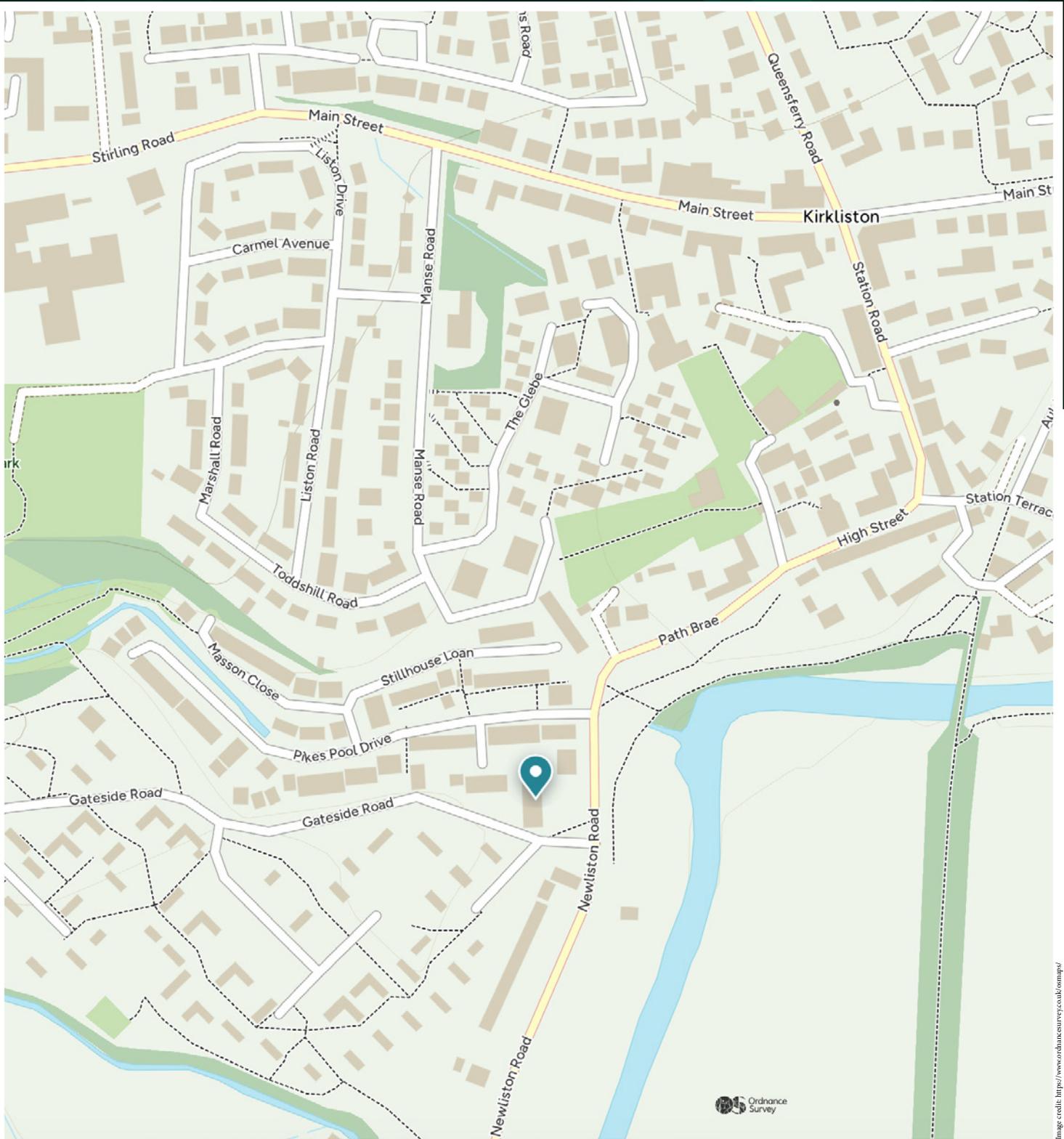


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