

17 Allan Park

KIRKLISTON, EH29 9HA



Beautifully presented three bedroom semi-detached house with driveway and garden



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We are delighted to present to the market this beautiful three bedroom semi-detached house set within a popular town in Edinburgh. Gas central heating and double-glazed windows help and ensure a cost-effective living environment.

THE LOUNGE



The property itself benefits from an entrance hallway and a cosy lounge which has been tastefully decorated by the owners with an open planned archway into the kitchen and dining area.

THE KITCHEN/DINER



The newly fitted bright and modern kitchen has plush units and integrated appliances. There is a door in the dining-kitchen area which leads you into the beautiful garden, practical for summers days hosting guests.







Upstairs is where the three bedrooms and bathroom are situated. The bathroom has also been newly fitted and modernised with a stunning fully tiled, matching suite. Each bedroom is bright and immaculate with space for free standing furniture.

THE BATHROOM



BEDROOM 1



BEDROOM 2

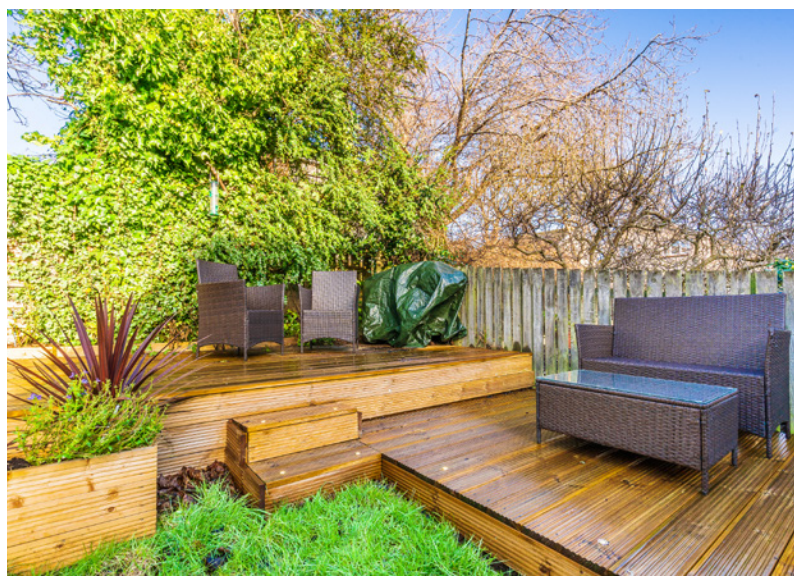


BEDROOM 3

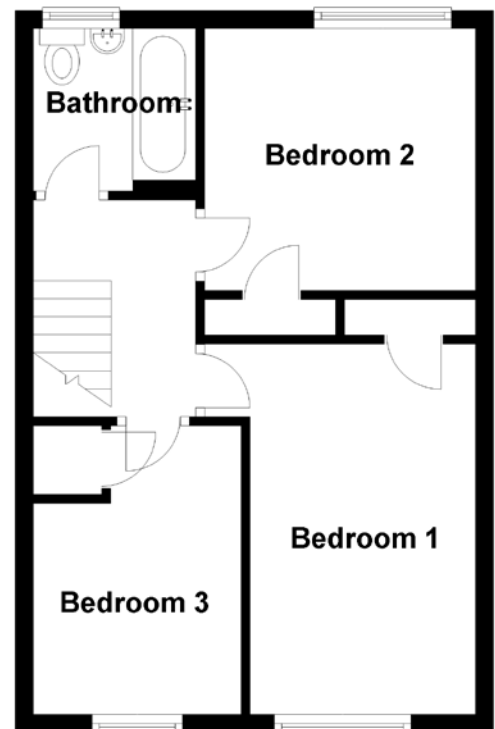
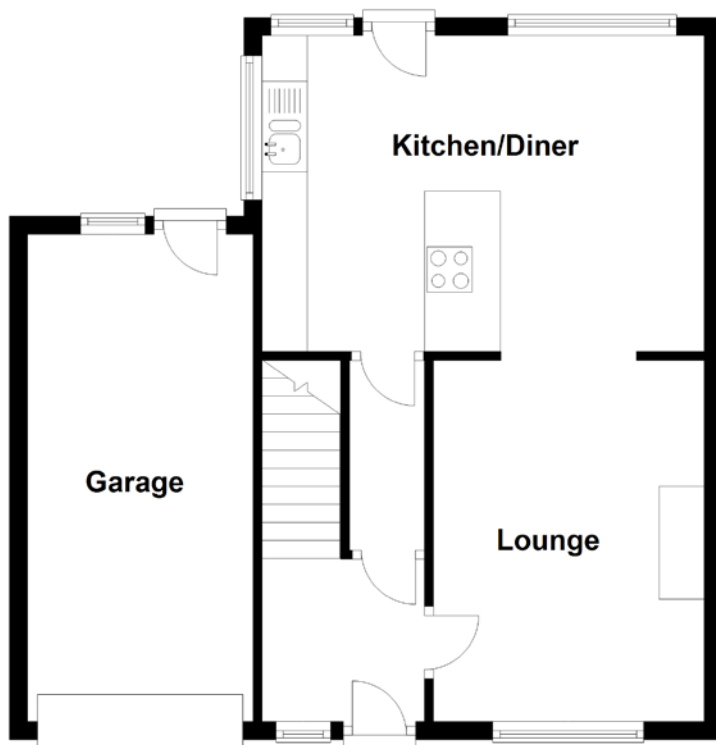


Externally the property provides garden grounds to front and rear, the rears perfect sized garden is secure with a lawn and decking area, an excellent outdoor space for gardening enthusiasts and entertaining. The mono-block driveway to the front of the property provides excellent off-street parking also equipped with a garage to securely fit a second car or can be used for more storage. A rare opportunity to acquire a brilliant family home in a beautiful sought-after area in Edinburgh.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



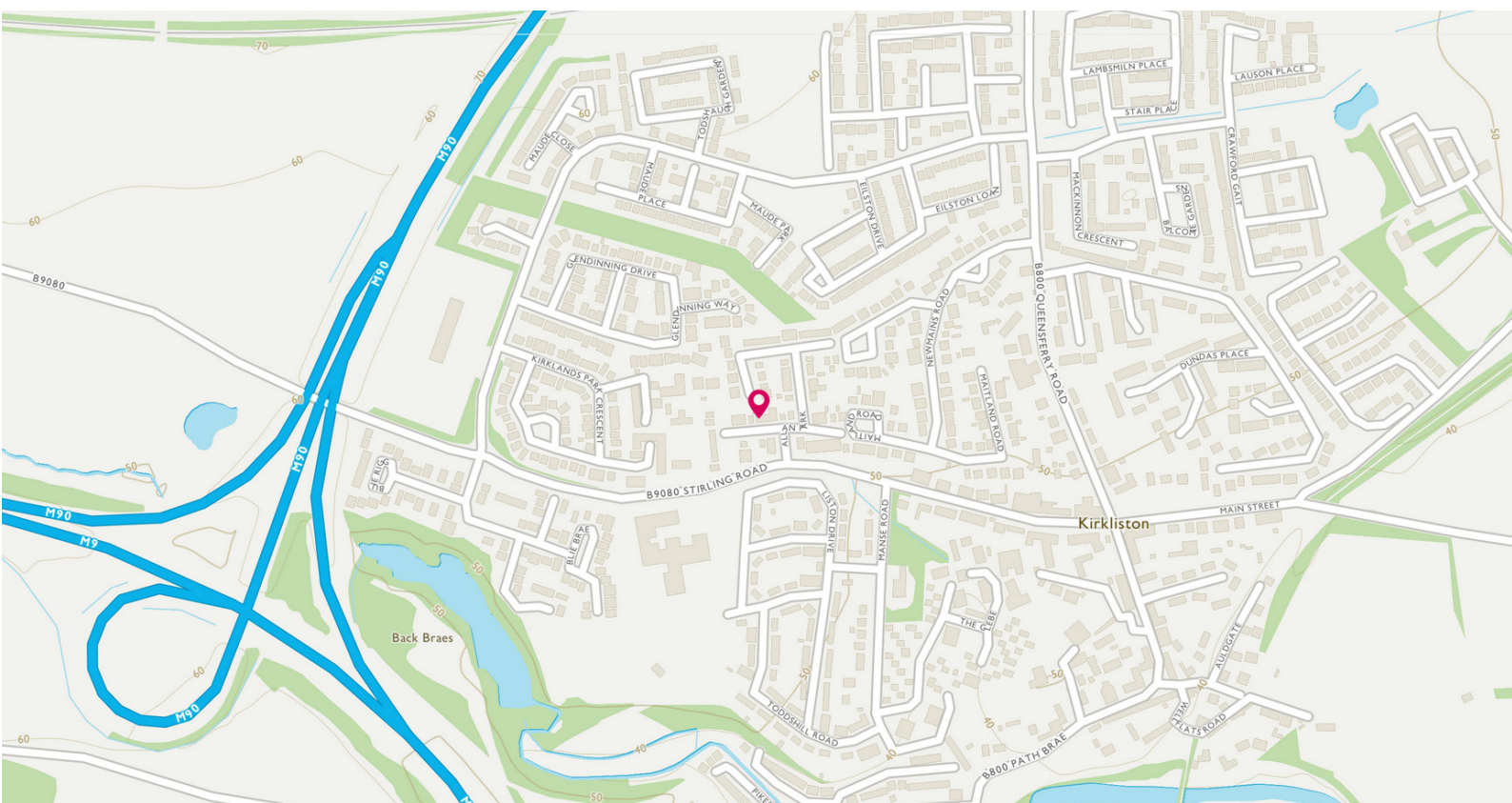
Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.00m (9'10")
Kitchen/Diner	5.00m (16'5") x 3.50m (11'6")
Bedroom 1	4.10m (13'6") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")

Bedroom 3
Bathroom
Garage

3.20m (10'6") max x 2.30m (7'7")
1.90m (6'3") x 1.80m (5'11")
5.40m (17'9") x 2.50m (8'2")

Gross internal floor area (m²): 79m²
EPC Rating: C



THE LOCATION

Kirkliston is a beautiful semi-rural community, around 10 miles from Edinburgh city centre, which is conveniently located for easy access to the motorway network and just a few miles to the M9, M8 and the Queensferry Crossing. Dalmeny Train Station is approximately three miles away making travelling to Edinburgh city centre and throughout Scotland straight forward.





The village itself has its own history as can be seen from its older buildings. All but the most unusual daily requirements can be satisfied with the village's shopping facilities and the village has its own dentist, doctor as well as its own nursery and Kirkliston Primary School. High schooling can be found at South Queensferry and Broomhouse Road Edinburgh, both are a short journey away. Kirkliston is also on the coach route to various private schools.

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 or to the west of the village at Livingston's shopping centres.



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