



42 Queensferry Road, Kirkliston, City of Edinburgh, EH29 9FQ

Light and Tastefully Presented, Three-Bedroom, End-Terrace Family Home with Private Gardens

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Property Description

Light and tastefully presented, three-bedroom, end-terrace family home with private gardens. Set in a quiet, modern residential development in the sought-after commuter-friendly location of Kirkliston, to the west of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fully fitted kitchen with appliances, modern bathrooms, and contemporary flooring. In addition, there is gas central heating, double glazing, good storage including a floored loft, and ample residential parking to the rear.

There is a lawn with privacy hedging to the front, and to the rear is a large powered shed, a lawn, and an extensive patio deck.

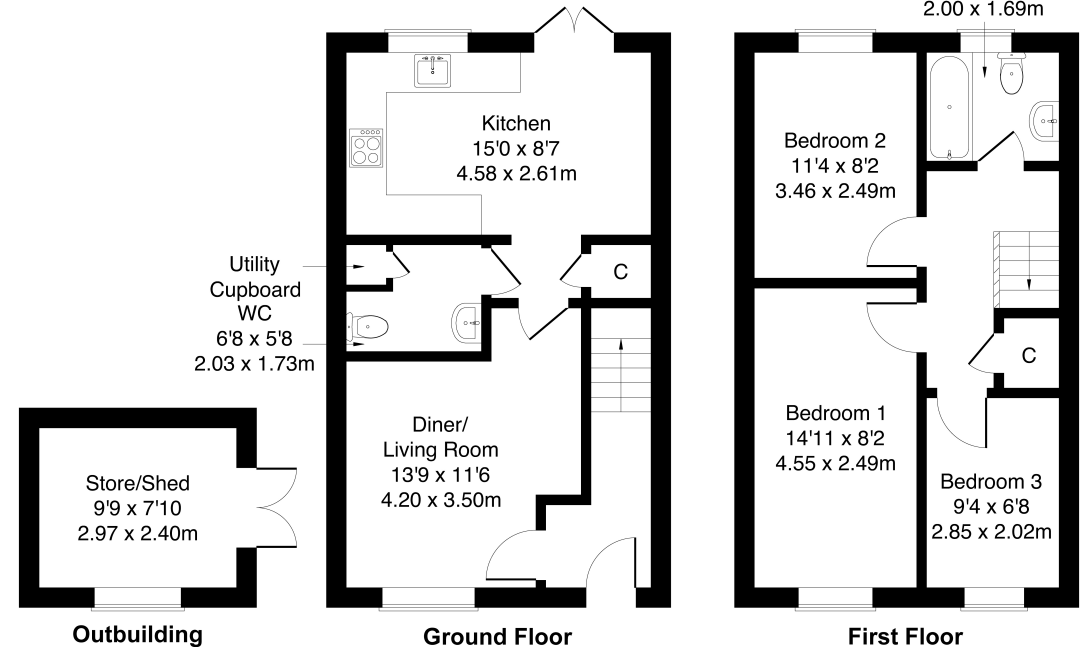
A bright and inviting entrance hall provides access to all ground-floor accommodation. To the front, a generously sized living room features wood-effect flooring, a central light fitting, and a large window that fills the space with natural light. Set to the rear, the modern fitted kitchen is designed for both style and functionality, offering stone-effect worktops, a stainless steel sink with drainer, and tiled-effect flooring. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Integrated and freestanding appliances include a dishwasher, fridge/freezer, washing machine, oven, and a gas hob with a canopy extractor. Between the kitchen and the living room, you'll find a convenient WC and a built-in storage cupboard. Upstairs, three well-proportioned carpeted bedrooms provide a comfortable and versatile living space.

The principal bedroom offers generous floor space for freestanding furniture, while the remaining bedrooms are ideal for children, guests, or a home office. A built-in storage cupboard on the first floor adds further practicality. Completing the home, the modern three-piece bathroom includes wood-effect flooring, a central light fitting, and a shower over the bath, creating a fresh and functional space.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



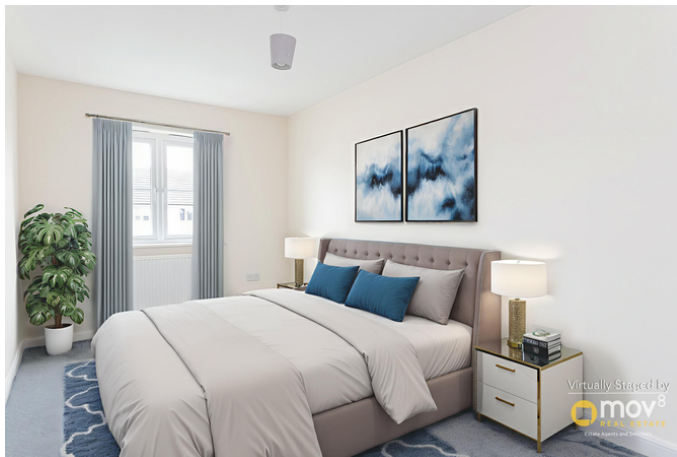
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Kirkliston is a small town located to the west of Edinburgh city centre, combining historic charm with modern living. As a designated conservation area, it retains its village character while being surrounded by open farmland and an increasing number of contemporary residential developments. The village offers a range of local amenities at its heart, complemented by a nearby Tesco superstore in South Queensferry and numerous country parks and scenic walking routes in the

surrounding countryside. The area benefits from highly regarded primary and secondary schools, and enjoys excellent transport connections, including access to the M90, A8, M8 and M9, regular bus services, and a rail station at Dalmeny, making it a desirable location for those commuting into Edinburgh.





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