



Stevenson Marshall
Property & Law

23 Kirklands Park Crescent
Kirkliston, EH29 9EP

Offers in the region of £239,950

23 Kirklands Park Crescent

A modern detached bungalow in sought after location with generous garden ground to front and rear.

There is an excellent internal layout which includes a reception hallway, large lounge, fitted kitchen, 3 bedrooms and bathroom.

Gas central heating is installed with double glazed windows, flexible layout, good storage and security alarm system.

The generous garden is mainly laid to lawn with drying facilities provided, patio area and maximum privacy to rear. The driveway to front provides ample off street parking.

Room sizes and accommodation

Entrance hallway

Lounge 5.73m x 3.62m (18'9 x 11'11)

Kitchen 3.33m x 2.70m (10'11 x 8'11)

Bedroom 1 3.25m x 2.93m (10'8 x 9'8)

Bedroom 2 3.08m x 2.35m (10'1 x 7'8)

Bedroom 3 3.50m x 2.46m (11'6 x 8'1)

Bathroom 2.17m x 1.30m (7'2 x 4'3)

The property is quietly situated within the popular village of Kirkliston, close to local shops and good transport links. Further specialised shopping can be found at the South Gyle Shopping Centre. Edinburgh City Centre, M90 and Edinburgh Airport are within easy travelling distance. There are well-reputed primary schools within Kirkliston and Dalmeny, with secondary education at South Queensferry, again within easy travelling distance. The property is a short walk from open countryside and footpaths to Ratho and South Queensferry.

Viewing: Open viewing Sunday 2pm-4pm and Thursday 7pm-8pm.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk