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47 Todshaugh Gardens

Kirkliston, EH29 9GE



2



4



2



EPC

C



FREEHOLD

Welcome to

47 Todshaugh Gardens

A fantastic opportunity has arisen to acquire this stunning, stylish four bedroom detached family home, pleasantly positioned within a quiet residential development in Kirkliston. Nearby excellent day-to-day amenities and commuting links, the property makes an ideal purchase for a growing family. The property has been finished to an exacting high standard by the current owner and is offered to the market in true move-in condition. The accommodation briefly comprises a welcoming entrance hall, a bright and airy lounge, an open plan dining kitchen/family room. The kitchen area is fitted an abundance of gloss white base and wall units that is complimented by under-unit lighting and a sleek grey worktop. There is matching utility room located just off the kitchen which gives access to a useful downstairs WC and storage room. A carpeted staircase from the hall leads to the upper landing which gives access to the master bedroom, providing a tranquil retreat which comes complete with a stylish ensuite shower room and walk-in closet. There are three further good-sized bedrooms and a family sized bathroom with mains operated shower over with glass screen. The property further benefits from gas central heating, double glazing and good storage facilities including an attic. Externally a monobloc drive with parking space for two cars leads up to the garage with power and light. A great feature is the generous sized private rear garden, fully enclosed and safe for young children, comprising an artificial lawn, patio and two areas of seating. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation that is on offer.



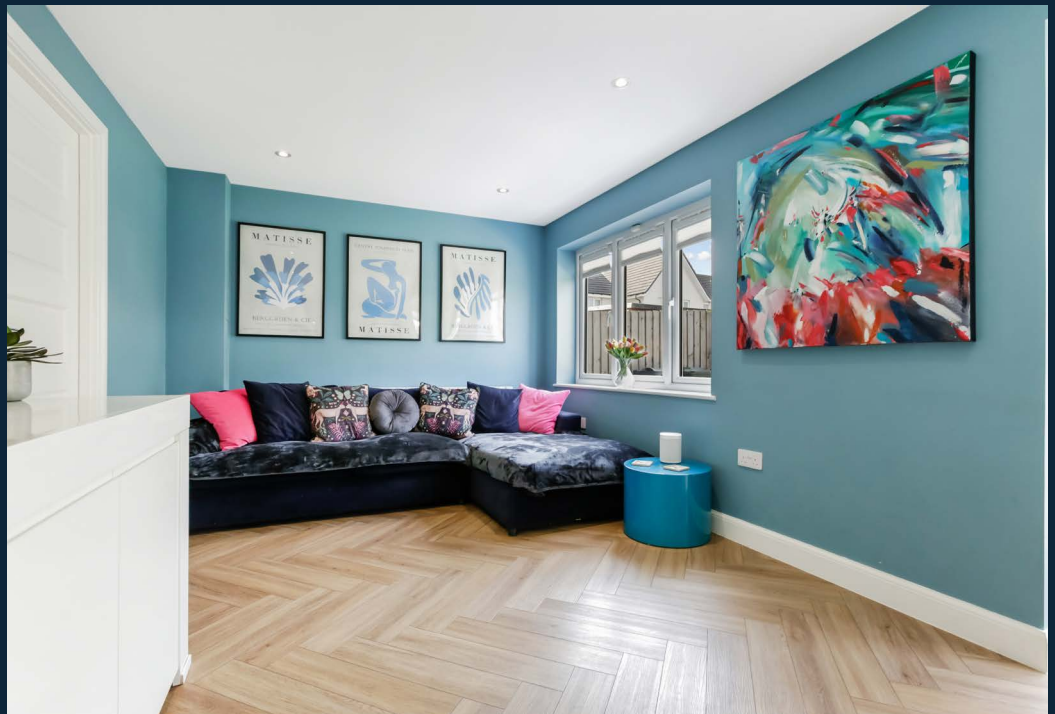
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“A stunning, stylish four bedroom detached family home, pleasantly positioned within a quiet residential development in Kirkliston”







General Features

- Entrance hall
- Double glazing
- Lounge
- Driveway to front
- Open plan dining kitchen/ family room
- Private garden to rear
- Utility room
- EPC rating - C
- Downstairs WC
- Council Tax Band – F
- Storage room
- Tenure - Freehold
- 4 Bedrooms
- 2 Bathrooms
- Gas central heating



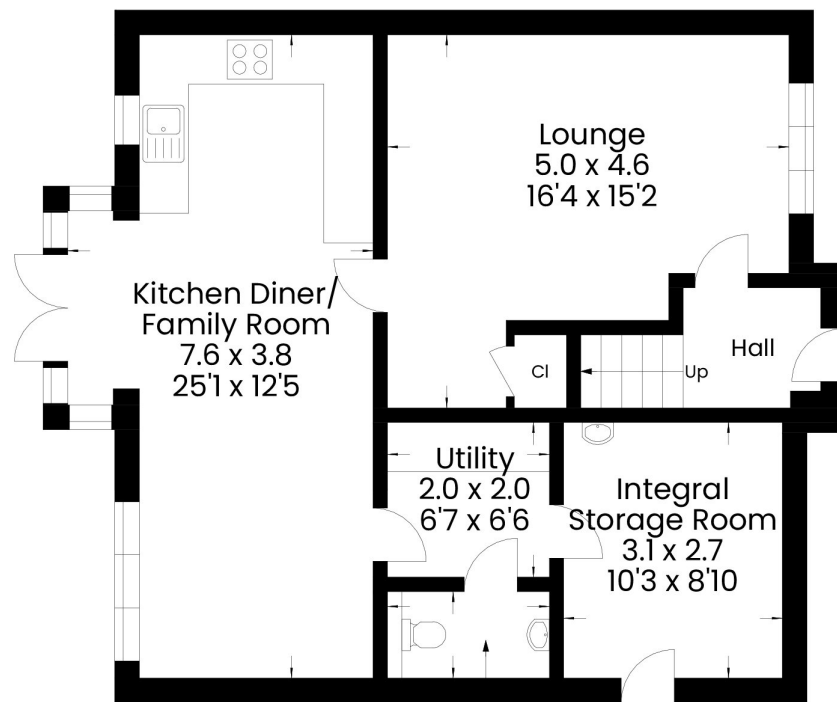
Extras

All fitted floor coverings and integrated appliances in the kitchen.

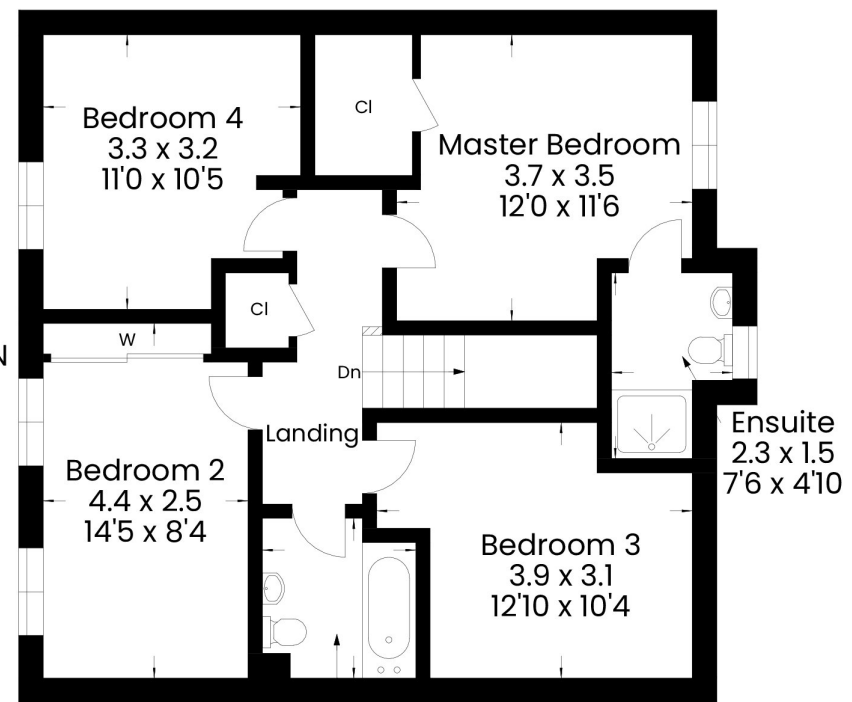
Location

The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox garden Centre, adventure park and bistro. Nursery and Primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the waterfront and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport and beyond into Edinburgh's City Centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.





Ground Floor



First Floor



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