



- Semi-Detached House - Great Corner Plot
- 3 Generous Bedrooms
- Stylish Fitted Kitchen/Open Plan Dining
- Family Bathroom & Cloakroom
- Double Driveway for Several Cars & Carport - Outside Store/Workshop
- Superb South Facing Gardens - Great Open Views

Alba Property View ...

"Amazing location with fantastic space inside and out - a superb home for a growing family".



Nestled within the charming village of Kirkliston, 63 Dundas Place offers a serene retreat for families seeking a blend of comfort and convenience. This semi-detached abode, positioned on a generous corner plot at the tail end of a peaceful cul-de-sac, provides an idyllic setting for family life, amidst the backdrop of the picturesque Pentland Hills.

A welcoming facade greets you, leading into an impressive hallway accentuated by a chic glass and wooden banister. This central thoroughfare grants access to the home's main living spaces, including a bright lounge awash with natural light streaming through the large front window. The adjacent stylish kitchen/diner boasts high gloss light grey units complemented by a marble effect worktop and splashback, featuring an array of integrated appliances and spotlit ambiance. Patio doors open onto the garden, providing a perfect nexus for indoor-outdoor dining and entertainment. The kitchen/diner enjoys ample space for a family sized dining table and chairs for enjoying mealtimes. The ground floor also benefits from a handy store cupboard for all your household essentials and a conveniently located cloakroom with white w.c and sink.



The upper-level accommodation within this charming property comprises three well-proportioned, carpeted bedrooms, each offering cosy repose and ample storage solutions. The master bedroom, in particular, indulges in sweeping views of the rolling hills, with space for a sumptuous super king bed and additional furnishings. Bedroom two is another generous double again with built-in storage. Bedroom 3 is located to the front and also benefits from a built-in store. Completing the upper level, a modern family bathroom stands resplendent with a contemporary 3-piece suite, rainforest shower, chic wet wall panelling, and a heated stainless steel towel rail, all under the glow of tasteful spotlights.

Externally, the fully enclosed rear south facing, sunny garden is a sanctuary for both children and pets, featuring a harmonious blend of lawn, chippings, and decking, bordered by sturdy timber fencing. A vast double driveway and carport offer ample parking, while the convenience of an outside workshop/utility store ensures practicality meets polish.





Equipped with gas heating featuring a hive controller and double glazing throughout, this property is not only beautifully presented but energy efficient. 63 Dundas Place is a rare jewel in the crown of Kirkliston, an amazing family home awaiting its next chapter with a new family.

Sizes

Entrance Hallway (inc stairs) 17' 1" x 6' 3" (5.20m x 1.90m)

Lounge 13' 6" x 12' 1" (4.11m x 3.68m)

Kitchen/Diner 18' 6" x 11' 6" (5.63m x 3.50m)

Cloakroom 4' 9" x 3' 2" (1.45m x 0.96m)

Bedroom 1 11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom 2 11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom 3 9' 5" x 8' 2" (2.87m x 2.49m)

Bathroom 6' 2" x 5' 4" (1.88m x 1.62m)

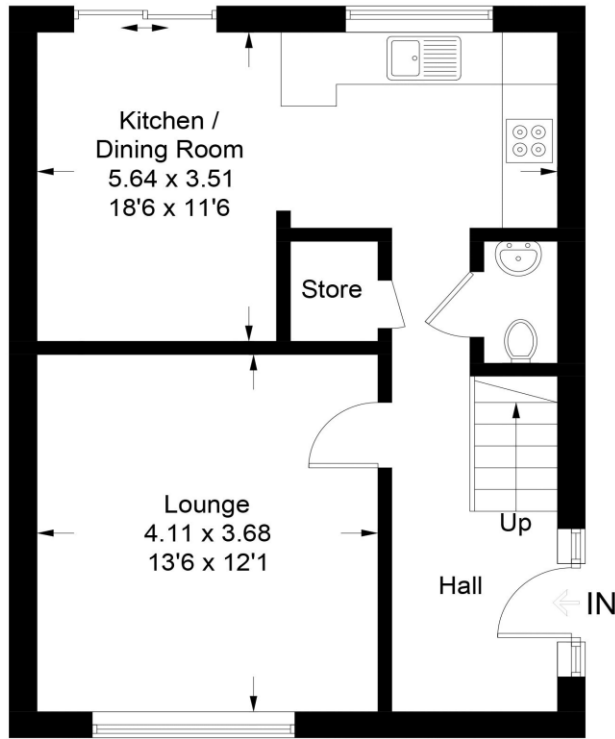
Location

The highly popular, historical village of Kirkliston lies approximately only a short 11 miles from Edinburgh's city centre. The village is well placed for the commuter, offering easy access to the city bypass and the central motorway network is readily accessible for commuters, providing quick links to Edinburgh International Airport and the Queensferry Crossing. There are good bus services to Edinburgh and surrounding towns. Kirkliston has a number of shops for day-to-day requirements with additional shops and amenities to be found in nearby South Queensferry, Broxburn, Livingston and at the Gyle Centre in Edinburgh. The local nursery and primary school and recreational facilities are within easy reach. Kirkliston is a fantastic place to call home and is a perfect spot for raising a growing family.

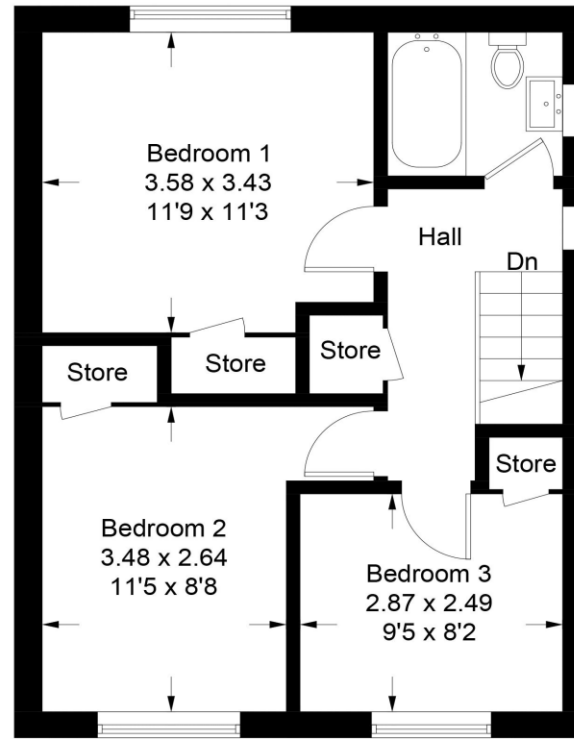


63 Dundas Place, Kirkliston

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



Ground Floor



First Floor

Extras (Included in Sale)

All floor coverings, integrated oven, hob, hood, microwave, dishwasher, washing machine, fridge/freezer and bin store to front.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property -
Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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