



1 Newliston Road, Kirkliston

Offers Over £295,000





Council Tax band: TBD

Tenure: Freehold

Nestled in a sought-after locale, this charming 3-bedroom End Terraced Cottage offers an idyllic retreat all on one level. Boasting ample parking and turning space for several cars, this property is both convenient and functional. The cottage comprises three double bedrooms, a bathroom, additional WC, a spacious lounge complete with a log burner, and a well-appointed fitted kitchen/dining room. Stay comfortable year-round with gas central heating powered by a combi boiler and enjoy the benefits of UPVC double glazing throughout. Situated in close proximity to the airport, the Gyle, and Edinburgh City Centre, this home combines tranquillity with accessibility.

Outside, the property features an expansive front garden primarily adorned with chips, providing a low-maintenance yet visually appealing exterior. Additionally, the front garden offers the convenience of parking and turning space for several vehicles, along with a practical log store. Moving to the side garden, you'll find two sheds ideal for storage solutions. The rear of the property unveils a terraced garden, thoughtfully designed on three levels to maximise outdoor living potential. Relax and soak up the sun on the patio, creating a private suntrap for leisurely afternoons. Whether you seek a serene spot to unwind or a perfect place for entertaining guests, this property seamlessly marries indoor comfort with outdoor charm, offering a versatile living space for all seasons.





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