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Offers Over

**£385,000**

## 9 Newmains Road

Kirkliston | EH29 9AL

A superb opportunity has arisen to acquire this extended and detached family home, pleasantly positioned within the popular village of Kirkliston. Offering generous and flexible accommodation across two floors, the property benefits from four bedrooms, private gardens and extensive driveway parking. Ideally suited to growing families, the versatile layout also offers scope to adapt the accommodation to individual needs.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

The welcoming ground floor begins with a front-facing lounge, featuring a gas fire and providing a comfortable space to relax. To the rear, the kitchen/diner offers a practical and sociable layout, complete with a breakfast bar, wooden worktops and dual-aspect windows allowing natural light to flow through. The kitchen leads into a small hallway with access to the garden, alongside a separate utility room. A particular highlight is the additional rear-facing reception room, offering excellent flexibility for a variety of uses. Generously proportioned, this space could serve as a further sitting room, family room, home office or even a large double bedroom, depending on requirements. A convenient ground-floor WC completes the downstairs accommodation.

Upstairs, the spacious principal bedroom enjoys a rear-facing aspect and benefits from a stylish en-suite shower room with smart fittings. There is also access to the attic from this room. The three further bedrooms are of a good size and can comfortably accommodate a double bed. All three benefit from built-in wardrobes, freeing up floor space in the rooms. The main bathroom is fitted with a lovely suite, including a shower over the bath.

The combination of detached accommodation, a flexible extended layout and excellent outdoor space makes this an appealing home for families seeking room to grow.



## Gardens & Parking

Externally, the property enjoys lovely private gardens, with a generous lawn and patio area providing plenty of space for outdoor relaxation, play and entertaining. A substantial driveway to the front accommodates three or more vehicles.

## Extras

Selected fixtures and fittings, including; freestanding cooker, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

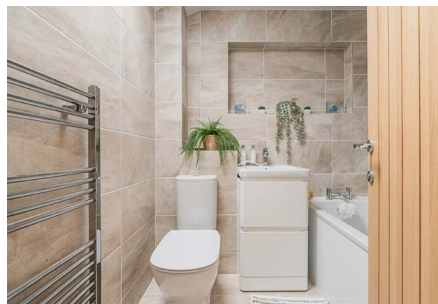
By appointment through Neilsons 0131 625 2222.





## Location

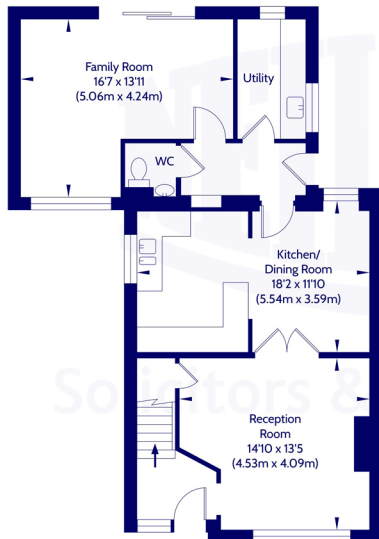
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox 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 water front 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.



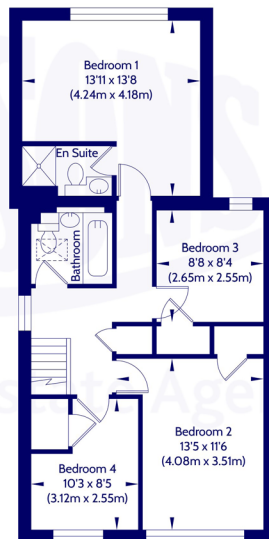


Approx. Gross Internal Floor Area 133 Sq M / 1431 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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