



53 TODSHAUGH GARDENS
KIRKLISTON, EDINBURGH, EH29 9GE

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53 Todshaugh Gardens

Boasting stylish, contemporary interiors, this detached house forms part of a modern development on the edge of Kirkliston, within easy reach of the town's amenities and under ten miles from the heart of the capital. The house enjoys flexible accommodation including four/five bedrooms, one/two reception rooms, a dining kitchen, a home office, and two bathrooms (plus a WC), as well as a good-sized garden and a private driveway.

A hall welcomes you into the property and leads directly into the living room on the right. Offering plenty of space for a choice of lounge furniture layouts, the reception room introduces the stylish interiors to follow with neutral décor and wood-styled flooring, and a grey accent wall with a TV recess and an electric fire creates an eye-catching feature. The room is accompanied by built-in storage. Conveniently connected to here – a perfect setup for everyday life and entertaining alike – is a kitchen with a large space for a dining table and chairs, set next to French doors opening onto the rear garden. The kitchen is well-equipped with a range of gloss-grey cabinets and spacious white worktops, with integrated appliances comprising a double oven, a gas hob (with a splashback panel), an extractor hood, a fridge, a freezer, and a dishwasher. An adjoining utility room (with external access) provides a discrete space for laundry appliances, accompanied by extra storage and affording access to a WC. Completing the ground-floor accommodation are two multipurpose rooms – a home office and a sitting room/studio, both offering versatility and options for use, including a fifth bedroom, if desired.

On the first floor, a landing (with storage) leads to four bedrooms and a bathroom. The principal bedroom is accompanied by built-in wardrobes and boasts an en-suite shower room, whilst one of the remaining sleeping areas is also supplemented by built-in wardrobes. The immaculate family bathroom is presented in a chic monochrome fashion and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is complemented by neat front lawns with recently fitted fencing and hedges, and a large rear garden, with the latter featuring a spacious lawn, a patio for outdoor seating, a shed for storage, and privacy fencing. A driveway to the front offers off-street parking.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

EPC - TBC



FEATURES

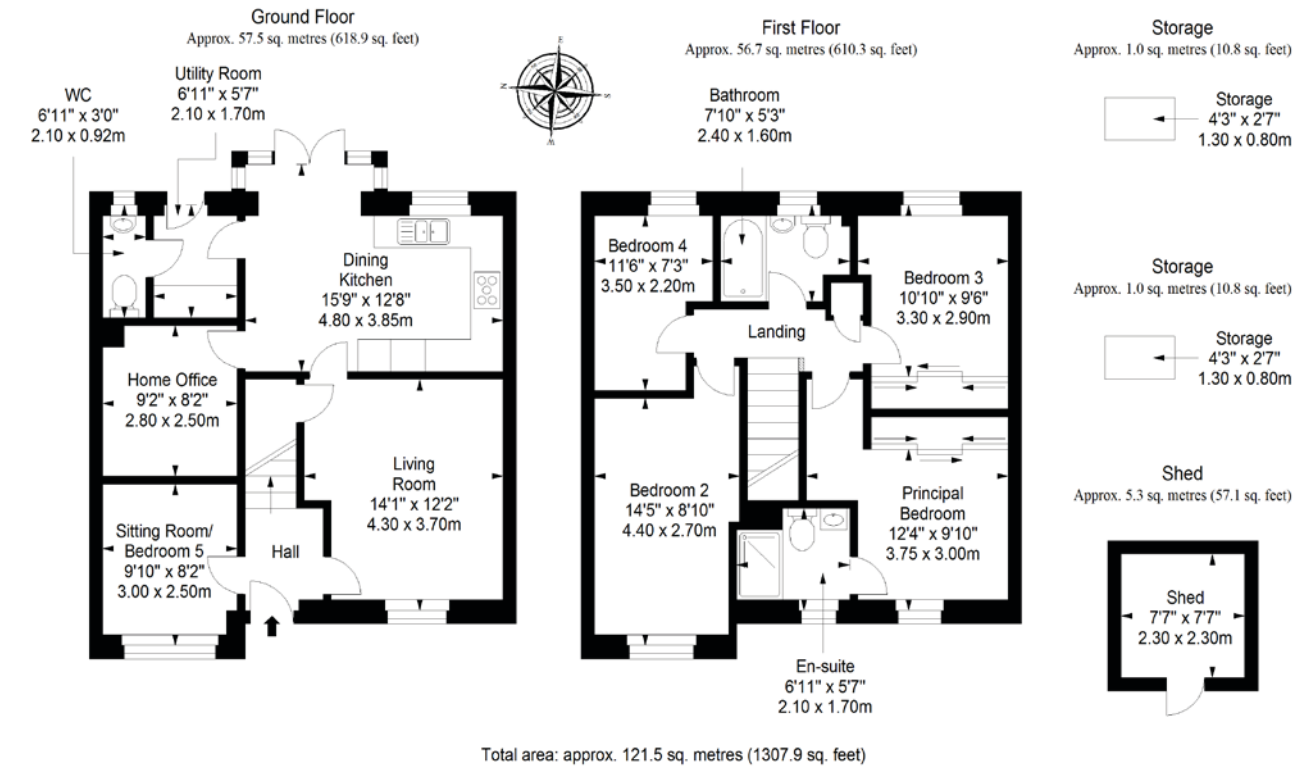
- Modern detached house in Kirkliston
- Stylish, contemporary interiors
- Entrance hall
- Spacious living room
- Contemporary dining kitchen
- Home office and sitting room
- Four bedrooms
- One en-suite shower room
- Separate family bathroom
- Large rear garden
- Private front driveway
- GCH and DG



Kirkliston

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience.

The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy and a health centre, as well as a selection of traditional pubs, cafes and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sport and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling is provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Forth Road Bridge, Edinburgh International Airport and the M8/M9 motorway network. The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram, and train links into the city centre and further afield.



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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