



## 24 Almondhill Steading

Kirkliston, West Lothian, EH29 9LA

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This two-bedroom, two-bathroom attached residence is part of a charming traditional steading with private garage parking. It enjoys a peaceful setting just ten miles west of central Edinburgh, on the outskirts of a village well-served by amenities. This location also offers convenient access to the motorway network, the airport, and the Queensferry Crossing. The single-storey home is thoughtfully presented with attractive modern interiors and accompanied by low-maintenance gardens, accessible from the bedrooms and kitchen at the rear.

A bordered path flanked by neat communal lawns leads to the front entrance. Once inside, you are welcomed by an airy hall boasting practical storage and wood-inspired flooring that continues into the adjoining living room. This spacious sitting area spans the full depth of the property, brightly lit by floor-length windows at either end. Ceiling coving, delicate accent wallpaper and a focal fire surround add elegance to the room. Next to the living room is an eat-in kitchen with access to the rear external seating area, allowing for seamless dining experiences inside and out. It is stylishly appointed with glossy cabinets in cream and aubergine tones, an illuminated counter space, and statement tilework and flooring. The units are integrated with a dishwasher, oven, and gas hob with a hood. There is also an under-counter washing machine and a large upright fridge freezer.

## Features

- Peaceful steading community
- Attached single-storey home with airy modern interiors
- Entrance hall with storage
- Elegant dual-aspect living room
- Stylish dining kitchen with garden access
- Two good-sized bedrooms with storage
- Two tasteful shower rooms (one en-suite)
- Low-maintenance front and rear gardens, plus communal areas
- Private single garage plus extra parking
- Gas central heating and double glazing
- EPC Rating - C





“Elegant dual-aspect living room,  
a stylish dining kitchen with garden  
access and two good-sized bedrooms  
with storage”







The two good-sized bedrooms - a double and a single - both open onto the rear garden and feature mirrored fitted wardrobes and durable flooring. Two tastefully styled shower rooms complete the interiors: one is en-suite to the main bedroom, while the other is accessible from the hall. The property is kept warm and efficient via gas central heating and double-glazing and kept safe with smoke alarms interlinked with a heat sensor.

Outside, decked seating areas at the front and rear are set in attractively landscaped surroundings. Additionally, there are three storage sheds and, within a communal garage block, a private single garage, plus extra parking.

Extras: All fitted floor and window coverings, and integrated/freestanding appliances are included in the sale.

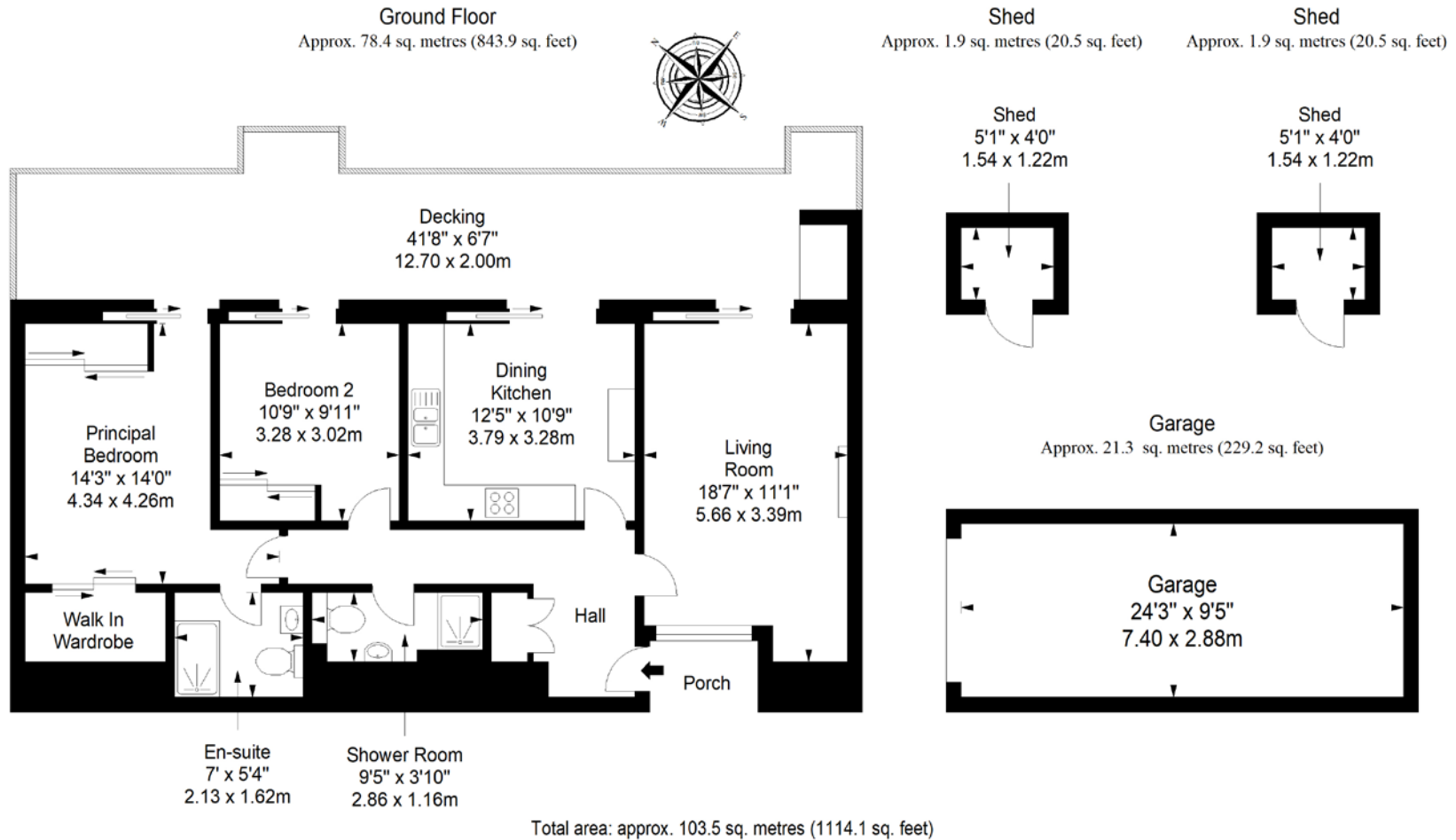
## Kirkliston

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 sports and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are 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.





# Floorplan



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