

**35 Maitland Road
Kirkliston, Edinburgh EH29
9AR**

Offers Over £235,000

- Large living/dining room featuring electric fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven, and appliances included in sale
- Two double bedrooms and single bedroom
- Family bathroom fitted with three-piece suite and electric shower over the bath
- Garden room
- Gas central heating and double glazing
- W.C
- Private gardens to front and rear
- Single garage and off-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



2



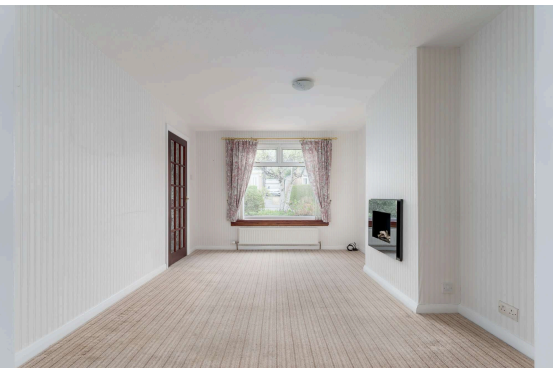
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EPC C



Semi-Detached

Blair Cadell are delighted to bring to market this three-bedroom semi-detached home, nestled in a quiet suburb of Kirkliston. Offering fantastic potential, this property is sure to appeal to a wide range of buyers—early viewing is highly recommended.

The accommodation comprises a spacious living/dining room featuring an electric fireplace, ideal for family gatherings and relaxing evenings. The galley-style kitchen is well-equipped with a range of wall and floor-mounted units, an electric hob and oven, and white goods included in the sale. There are two generous double bedrooms and a further single bedroom, offering excellent flexibility for families, guests, or home office use. The family bathroom is fitted with a three-piece suite and includes an electric shower over the bath. There is also an additional W.C on the ground floor. A standout feature is the bright and inviting south-facing garden room, which offers direct access to the rear garden—perfect for enjoying sunny days or peaceful evenings. The property benefits from gas central heating and double glazing throughout for year-round efficiency and comfort. Externally, the beautifully maintained rear garden features mature flower beds, a patio area, and a greenhouse—ideal for gardening enthusiasts. A single garage provides excellent additional storage, and off-street parking is available via the private driveway. **Please note:** No warranties are given for systems.

Kirkliston is perfectly positioned for commuters, with easy access to the M8 and M9 motorway networks, and only a short drive from Edinburgh city centre and the international airport. The village offers a selection of local shops for everyday needs, with further shopping available in nearby South Queensferry, Livingston, and the Gyle Centre. Educational facilities include a local primary school and secondary schooling at South Queensferry. Leisure opportunities abound with a local sports centre, nearby golf courses, the South Queensferry marina, and a variety of cafes and restaurants along the scenic Forth shoreline.

Viewing by appointment on 0131 337 1800

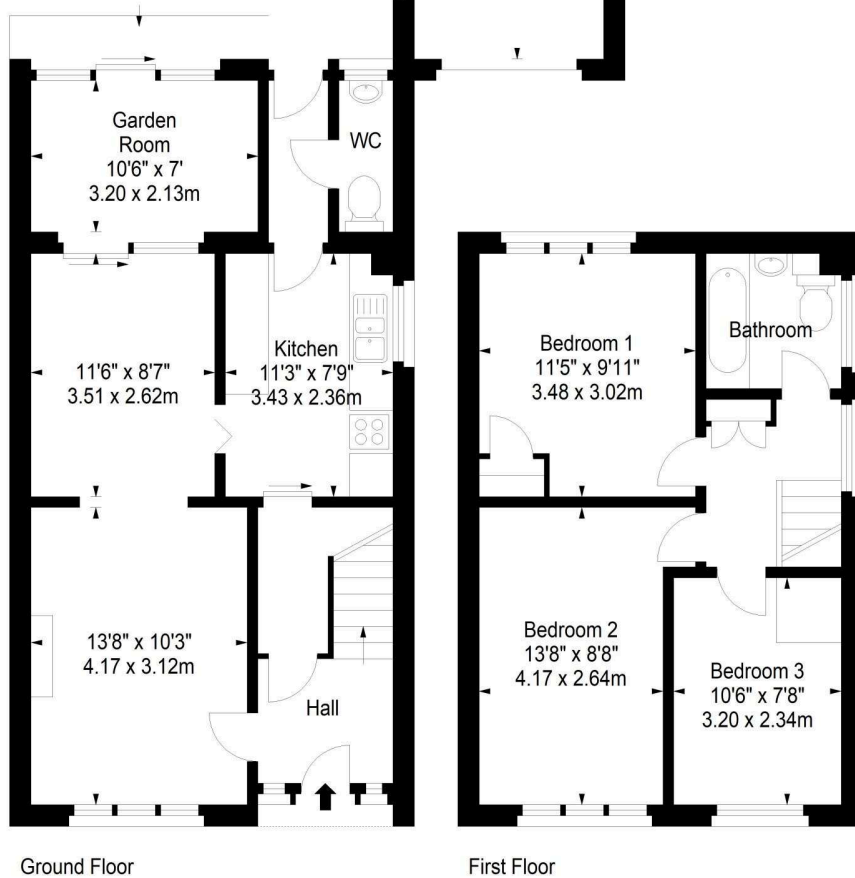




**Maitland Road,
Kirkliston,
Midlothian, EH29 9AR**



Approx. Gross Internal Area
981 Sq Ft - 91.13 Sq M
Garage
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M
For identification only. Not to scale.
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