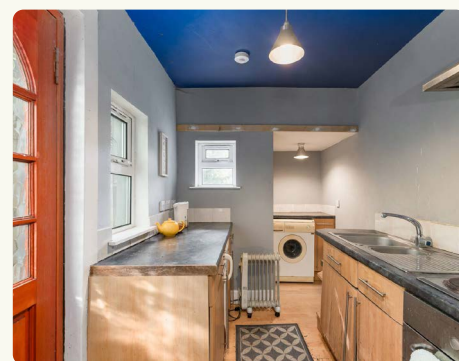




7 High Street,
Kirkliston EH29 9AY



A maindoor flat which benefits from a garden to the rear and enjoys a lovely position in the heart of Kirkliston

 1 Bed  1 Bath  1 Reception

A maindoor flat which benefits from a garden to the rear, enjoying a lovely position in the heart of the popular village of Kirkliston. The property is now in need of modernisation and upgrading, offering the opportunity for a new owner to create a stylish home in a sought after location. In brief the accommodation comprises: entrance vestibule, sitting room with window to the front, kitchen with door to the garden, double bedroom with window to the rear, shower room, and separate wc.

Features

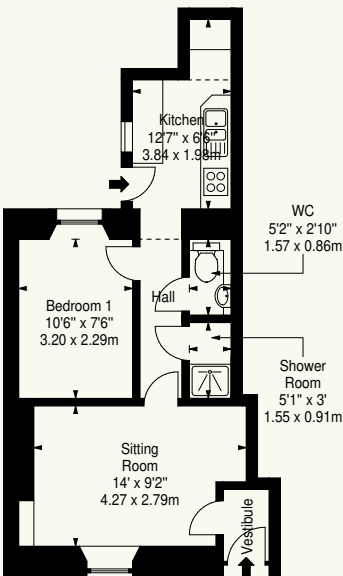
- Entrance vestibule
- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Separate wc
- Double glazing
- Garden
- On street parking
- EPC Rating E

Offers Over £70,000

High Street,
Kirkliston,
EH29 9AY

 SquareFoot

Approx. Gross Internal Area
383 Sq Ft - 35.58 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Kirkliston is a delightful village located approximately 4 miles from the outskirts of Edinburgh and just 3 miles from the historic town of South Queensferry. A thriving community boasting a number of clubs and societies, the village also plays host to good local shopping facilities, a Medical Practice, Dentist, Veterinary Surgery, library and a Leisure Centre offering a wide programme of activities for children and adults alike. There are several golf courses within close proximity including Dundas Golf Course which is within 1 mile. One of Scotland's finest stately homes, Hopetoun House is within a short drive, or for the energetic within walking distance via the old railway line/cycle path. This path also meanders through Dalmeny to South Queensferry and to Ratho,

in the opposite direction. Indeed, there are numerous scenic walks available throughout the area including those through the grounds of Dalmeny Estate to Cramond. The national climbing centre at Ratho and water sports at South Queensferry and Cramond are also within easy reach. Nursery and Primary schooling are available within the village and secondary schooling in South Queensferry. South Queensferry also offers a number of very popular restaurants and bars. The village is ideally placed for commuters into the city, as well as to Edinburgh International Airport and throughout central Scotland via the central motorway network and the Queensferry Crossing.

FOR VIEWING:

By appointment only

Contact Lindsay on:

 0131 229 4040

 edinburghproperty@lindsays.co.uk

 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.