



**Stevenson Marshall**  
Property & Law

10 Toddshill Road  
Kirkliston, EH29 9DG

Offers over £199,000

## 10 Toddshill Road, Kirkliston

A well proportioned semi detached villa in quiet location close to good local amenities.

There is an excellent internal layout which included a reception hallway, lounge, modern kitchen, rear vestibule, upper landing, two double bedrooms and shower room.

Gas central heating is installed with double glazed windows and good storage throughout.

The generous gardens are mainly chipped with ease of maintenance with a large patio area, drying facilities and timber garden shed. A car port and driveway provide ample off street parking for several vehicles.

### Accommodation and room sizes

Entrance hallway

Lounge:- 4.46m x 4.15m (14'8 x 13'7)

Kitchen: 4.37m x 2.66m (14'4 x 8'8)

Rear vestibule

Upper landing

Bedroom 1: 4.31m x 3.23m (14'2 x 10'7)

Bedroom 2: 4.18m x 3.24m (13'9 x 10'8)

Shower room: 2.81m x 2.22m (9'3 x 7'3)

Kirkliston is a sought-after rural village surrounded by open countryside and historic woodland. The village boasts excellent local amenities including shops, a post office, pubs and cafes. The Gyle shopping centre and Dalmeny/South Queensferry railway station are located close by. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 Fax: 01383 - 723779  
DX DF80 Dunfermline

[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)