



72 The Glebe, Kirkliston

Offers Over £112,000

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Council Tax band: A

Tenure: Freehold

A fantastic opportunity presents itself with this charming ground floor 2-bedroom flat, boasting secure entry for added peace of mind. Nestled within a sought-after locale, this property offers a convenient and comfortable lifestyle for its occupants.

Upon entering, you are greeted by a bright and spacious accommodation that exudes a welcoming ambience throughout. The well-appointed kitchen is equipped with all necessary appliances, providing a functional space for culinary enthusiasts or those who simply enjoy hosting guests. Additionally, a covered balcony offers a private retreat, perfect for enjoying a morning coffee or unwinding after a long day.

This property has been thoughtfully designed to prioritise practicality and comfort, with ample storage solutions ensuring a clutter-free living environment. Modern Fischer heaters in the hall and lounge provide efficient heating, promoting a cosy atmosphere during colder months.

Ideal for families, this residence is conveniently located in proximity to Kirkliston Primary School and falls within the catchment area for Queensferry High School, catering to educational needs at both primary and secondary levels.

Surrounded by shared grounds, the property benefits from a communal setting, offering a sense of community and a safe, family-friendly environment.

In conclusion, this charming 2-bedroom flat is a









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ESTATE AGENT  
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