



14 Dudgeon Place, Kirkliston

Offers Over £210,000

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**KnightBain** 



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

This recently upgraded two-bedroom Semi Detached Villa offers a comfortable and modern living environment, ideal for first-time buyers, young families or those looking to downsize. The property features two spacious double bedrooms, both benefiting from quality Hammonds fitted wardrobes, providing ample storage space. The home is equipped with gas central heating powered by a combi boiler that remains under guarantee for added peace of mind. The recently refitted shower room boasts contemporary fixtures and fittings, while the property's new roof (with a ten-year guarantee) ensures durability and low-maintenance living for years to come. UPVC double-glazed windows, doors, gutters and downpipes further enhance energy efficiency and security. The property also benefits from a bright and welcoming lounge, a modern kitchen and a practical layout throughout, making it ready to move into. Situated within easy reach of a well-regarded primary school and within the catchment area for Queensferry High School, this home is ideally located for families. Additional features include a car port, outbuilding and a useful shed for extra storage.

The outside space is a particular highlight of this property. To the front, a long garden is laid to grass, creating an attractive approach to the house, while the monobloc driveway provides off-street parking for several cars. The fully enclosed rear garden is also laid to grass and



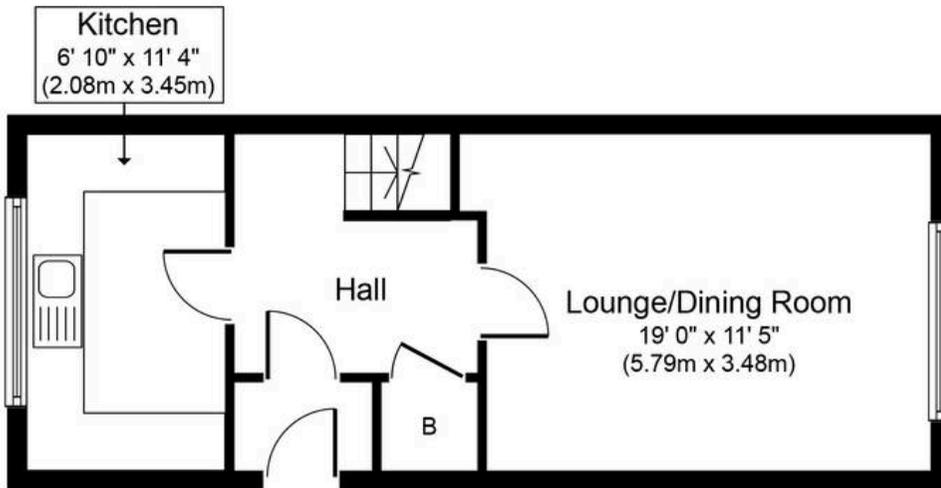


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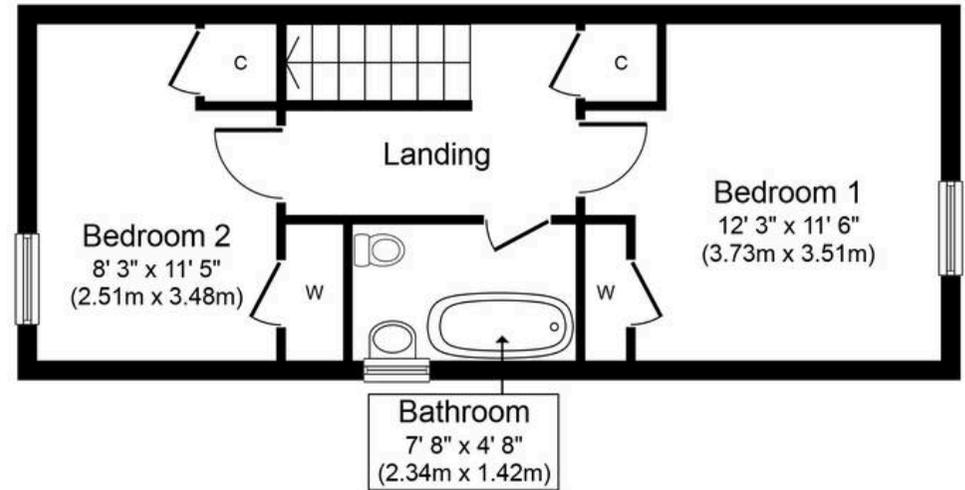


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**Ground Floor**  
**Approximate Floor Area**  
**358 sq. ft.**  
**(33.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**358 sq. ft.**  
**(33.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## KnightBain Estate Agents

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