




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

41 Pikes Pool Drive

KIRKLISTON, EH29 9GH

AREA KIRKLISTON

EH29 9GH

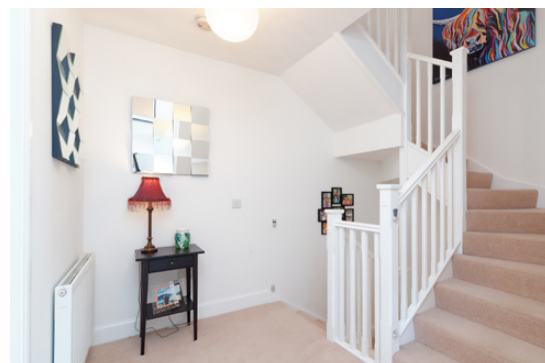
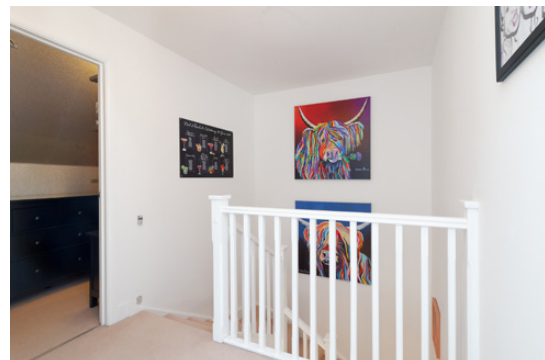
Pikes Pool Drive forms part of a recent development by Miller Homes in the sought after area of Kirkliston, approximately 10 miles from Edinburgh City Centre.

Kirkliston is a beautiful semi-rural community conveniently located for easy access to the motorway network, just a few miles to the M9, M8 and Forth Road bridge. Dalmeny Train Station is approximately three miles away making travelling to Edinburgh city centre and throughout Scotland straight forward.

The village itself has its own history as can be seen from its older buildings. All but the most unusual daily requirements can be satisfied with the village's shopping facilities and the village has its own dentist, doctor as well as its own nursery and Kirkliston primary school. High schooling can be found at South Queensferry and Broomhouse Road Edinburgh, both are a short journey away. Kirkliston is also on the coach route to various private schools.

Further local shopping is available at South Queensferry, some five minutes away by car. Major retail facilities are to be found close by at the Gyle Shopping Centre or to the west of the village at Livingston's shopping centres.





41 PIKES POOL DRIVE

KIRKLISTON, EH29 9GH

McEwan Fraser Legal is delighted to present this spacious five bedroom semi-detached townhouse, over three levels, with garage and landscaped garden to the market. The property is a recent build by Miller Homes and is set in a quiet, family-friendly, development on the Edinburgh side of Kirkliston. Presented in good internal order the property comprises a semi-open plan kitchen/reception, 5 bedrooms (including master with en-suite), family bathroom, WC and utility room. The property also benefits from good internal storage, gas central heating, double glazing, a driveway and a quality internal finish throughout.

Entering the property on the ground floor gives immediate access to a WC, integrated storage and the utility room which includes laundry facilities and gives access to the rear garden. There are also front and rear-facing bedrooms on this level.

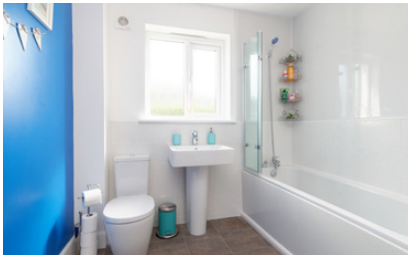
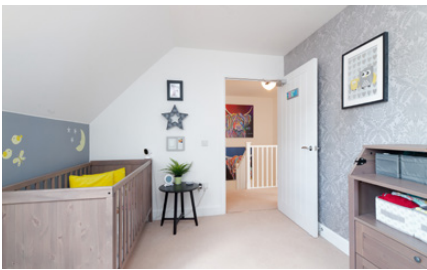
Climbing the stairs to the first floor gives access to a generous double bedroom with integrated wardrobe, large partially tiled family bathroom with contemporary white suite and finally, the kitchen/reception. Reception space

is generous with ample space for a variety of different furniture configurations. The kitchen is tucked away around the corner and offers a full range of base and wall mounted units that give excellent prep and storage space. The kitchen includes an integrated fridge freezer, gas hob, electric oven, cooker hood and space is provided for a freestanding dishwasher.

On the second floor, the master bedroom's Velux-style windows overlook the rear gardens, and there is a built-in wardrobe, cupboard, and a modern en-suite with a shower cubicle. There is a further double bedroom to the front, also with a built-in wardrobe and a cupboard. The upper landing gives access to a sizeable store.

Externally, the property boasts a small lawn and double driveway to the front which gives access to a single integral garage. To the rear, the south-facing garden has been heavily landscaped and is very impressive. Primarily laid to lawn and including a decked area, the rear of the garden slopes up and away from the property. This banking has been developed to include a raised terrace and a large bedding area.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Bedroom 4	4.00m (13'1") x 2.80m (9'2")
Bedroom 5	2.90m (9'6") x 2.50m (8'2")
Utility	3.00m (9'10") x 2.00m (6'7")
WC	1.90m (6'3") x 1.30m (4'3")
Garage	5.00m (16'5") x 2.60m (8'6")

First Floor	
Lounge	4.75m (15'7") x 3.60m (11'10")
Kitchen	3.40m (11'2") x 2.50m (8'2")
Bedroom 3	3.95m (12'11") x 2.95m (9'8")
Bathroom	2.80m (9'2") x 2.30m (7'7")

Second Floor	
Master Bedroom	3.90m (12'10") x 3.40m (11'2")
En-suite	2.20m (7'3") x 1.80m (5'11")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Store	2.90m (9'6") x 1.50m (4'11")

Gross internal floor area (m²): 139m² | EPC Rating: C

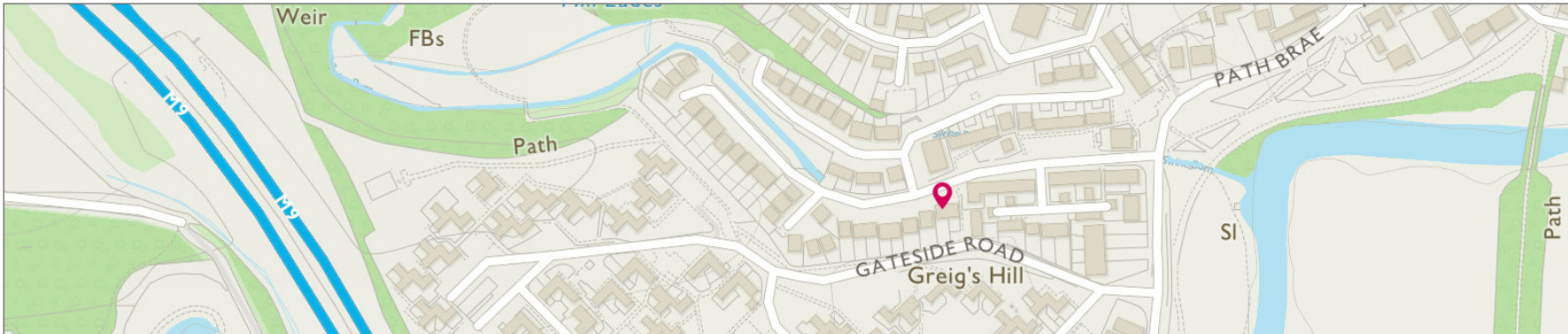


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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