

2 Eilston Road

KIRKLISTON, EDINBURGH, EH29 9FJ



*BEAUTIFULLY PRESENTED SEMI-DETACHED,
THREE-BEDROOM FAMILY HOME*



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McEwan Fraser Legal are delighted to present this beautifully presented semi-detached, three-bedroom family home, situated in a modern residential estate.

The welcoming hallway leads to all downstairs rooms, the downstairs WC, spacious lounge with French doors leading out to the rear garden, fully fitted modern dining kitchen with all integrated appliances and ample space for a good-sized dining table.

Upstairs, the master bedroom is bright thanks to dual aspect windows with an en-suite shower room, there are two further double bedrooms and a family bathroom with white suite and shower over. There is a small private garden to the front and a fully enclosed rear garden that is mostly laid to lawn with a decked area for outdoor dining.

Viewing is highly recommended to fully appreciate the standard and quality of accommodation on offer.

the lounge







The Bedrooms

Master & En-suite

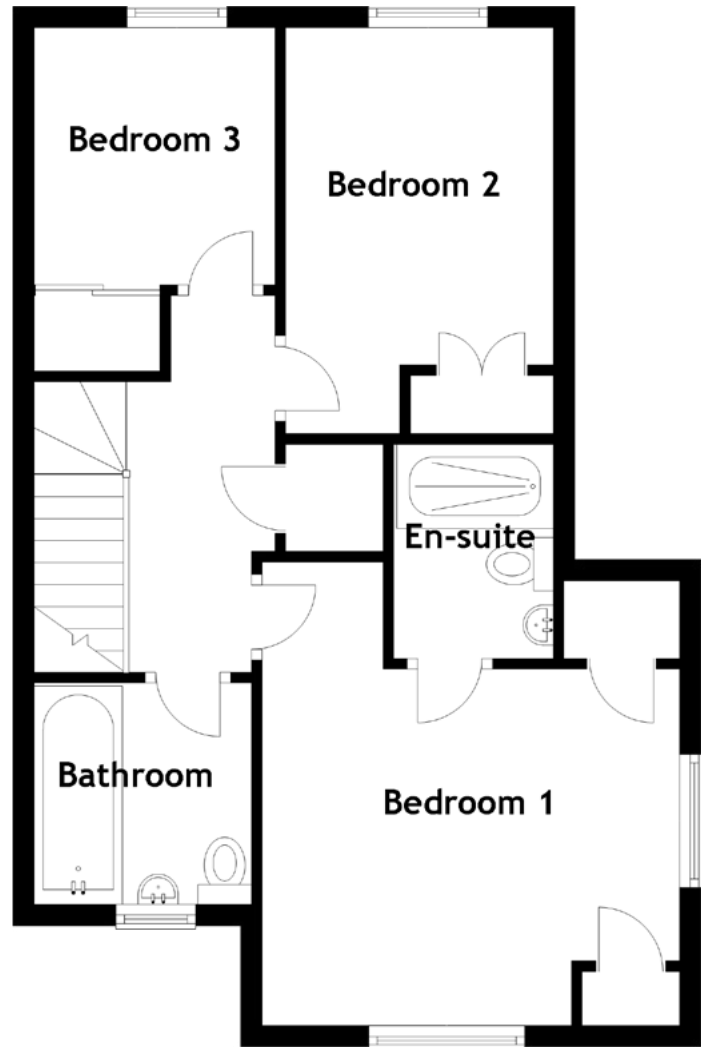
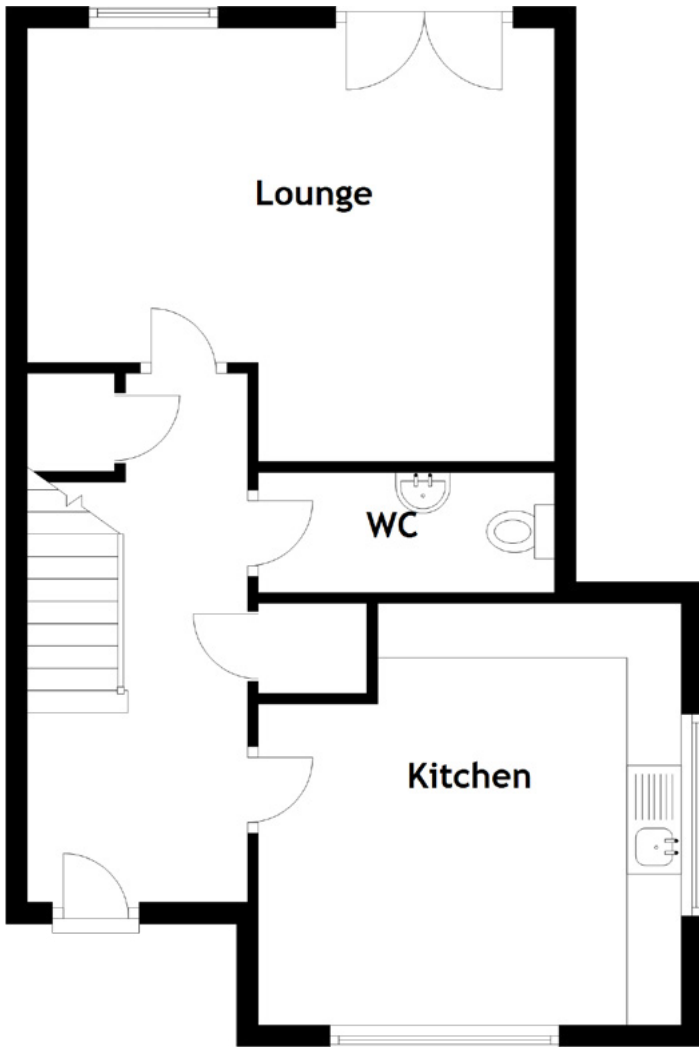




The Bathroom



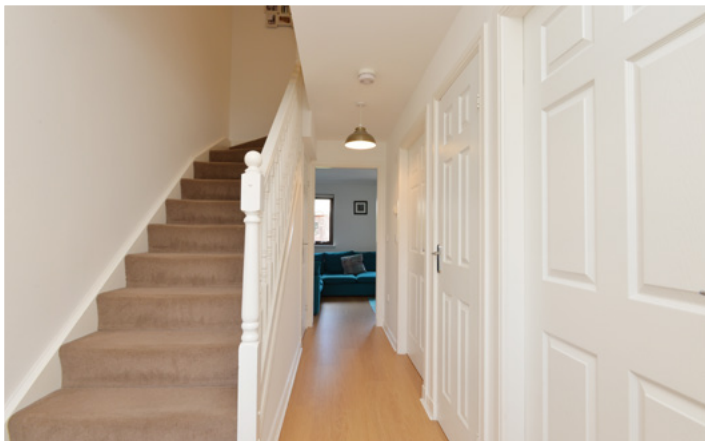




Approximate Dimensions

(Taken from the widest point)

Lounge	4.86m (15'11") x 4.00m (13'1")	Bedroom 3	2.40m (7'11") x 2.25m (7'5")
Kitchen	3.90m (12'10") x 3.89m (12'9")	Bathroom	2.07m (6'9") x 2.03m (6'8")
WC	2.73m (8'11") x 1.11m (3'8")	Gross internal floor area (m ²): 96m ²	
Bedroom 1	4.48m (14'8") x 3.90m (12'10")	EPC Rating: C	
En-suite	2.00m (6'7") x 1.49m (4'11")		
Bedroom 2	3.79m (12'5") x 2.50m (8'2")		



The Garden





Kirkliston is a beautiful rural community just ten miles from Edinburgh city centre. It is 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 easy.

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 primary school. High schooling can be found at South Queensferry and Broomhouse Road Edinburgh, both are a short journey away.

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.

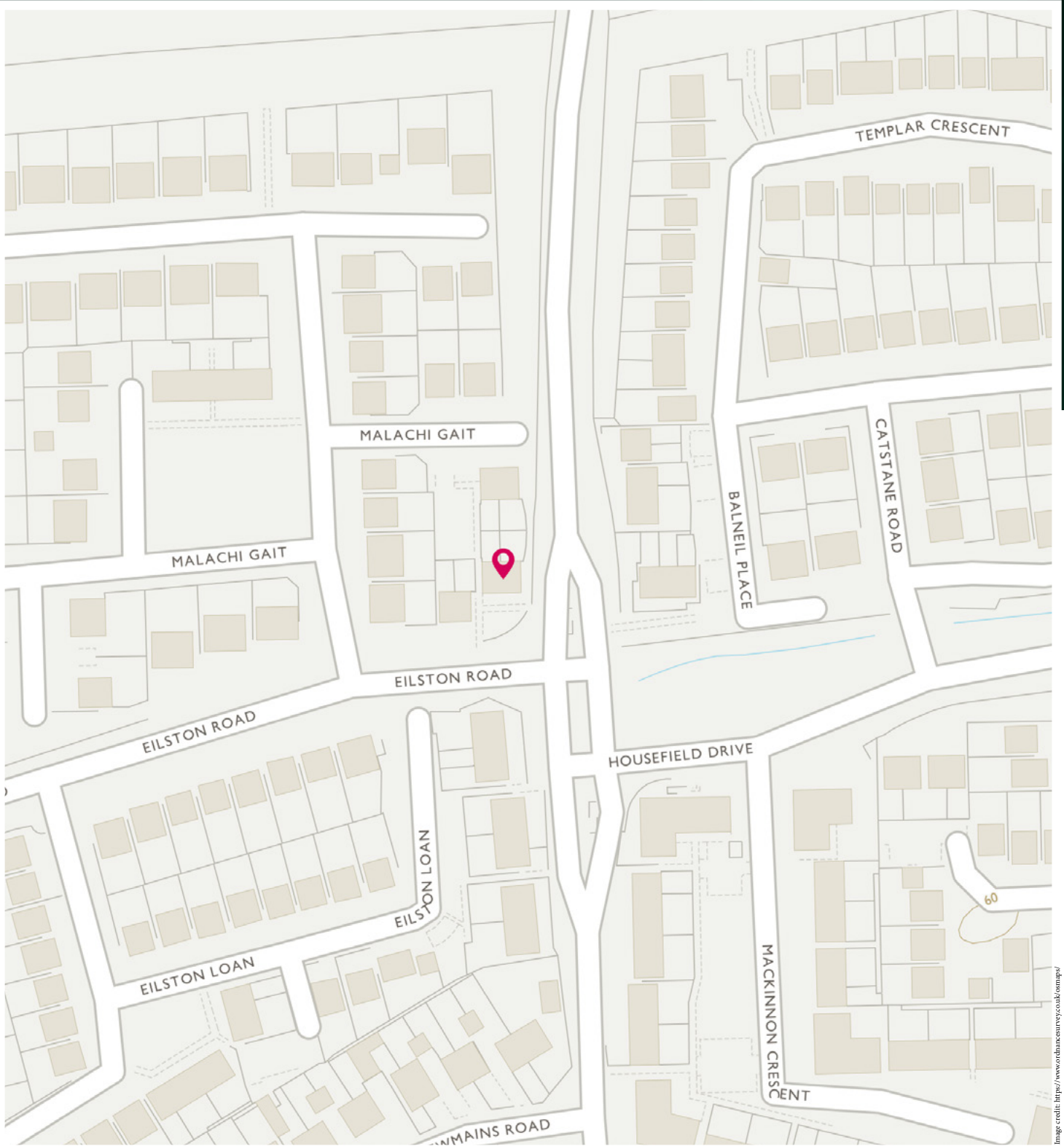


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