



*Beautifully presented detached family home with solar panels, private gardens and contemporary open-plan living*



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McEwan Fraser Legal is delighted to present this beautifully maintained three-bedroom detached home, offering modern family living in a desirable residential setting. Boasting bright and spacious accommodation, energy-efficient solar panels, private gardens and a driveway, this attractive property combines practicality with contemporary style, making it an ideal choice for a wide range of buyers.

The property enjoys excellent kerb appeal, with a well-maintained front garden and private driveway providing convenient off-street parking. A welcoming entrance leads into a bright hallway, where beautifully tiled flooring creates an immediate sense of quality and provides a sleek, modern finish that continues through to the heart of the home.

## THE LIVING ROOM



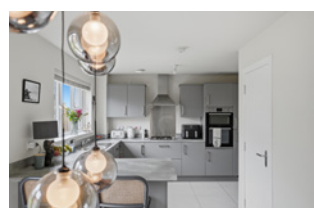
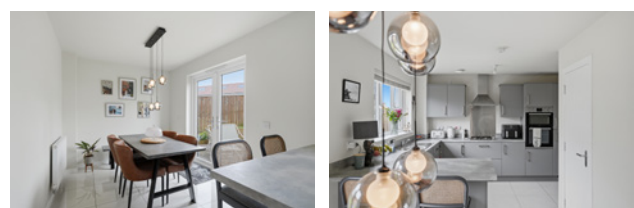
The living room is a warm and inviting space, thoughtfully designed for relaxation and everyday family life. Attractive panelled feature walls add character and style, creating a comfortable and elegant setting in which to unwind.

# THE KITCHEN/DINER



To the rear of the property, the impressive open-plan kitchen and dining area form the true hub of the home. Flooded with natural light from multiple windows and patio doors leading directly to the garden, this fantastic space is perfectly suited to both family living and entertaining. The kitchen itself is beautifully appointed, offering an abundance of storage, integrated appliances and generous worktop space, combining functionality with modern design.

A convenient ground-floor WC further enhances the practicality of the accommodation.





A staircase rises to the first floor, where three well-proportioned bedrooms and the family bathroom can be found. The principal bedroom is a particularly attractive retreat, benefiting from large windows, fitted wardrobes and a stylish en-suite shower room finished with contemporary tiling and modern fittings.

The second bedroom also benefits from fitted wardrobes, making excellent use of the available space while providing ample storage. The third bedroom is a comfortable and versatile room, ideal as a child's bedroom, guest room or home office.

Completing the accommodation is the spacious family bathroom, featuring an integrated bath and shower, attractive tiled walls and a window providing natural light and ventilation.

## THE BATHROOM



# BEDROOM 1



a particularly attractive retreat, benefiting from large windows, fitted wardrobes and a stylish en-suite



# BEDROOM 2



# BEDROOM 3



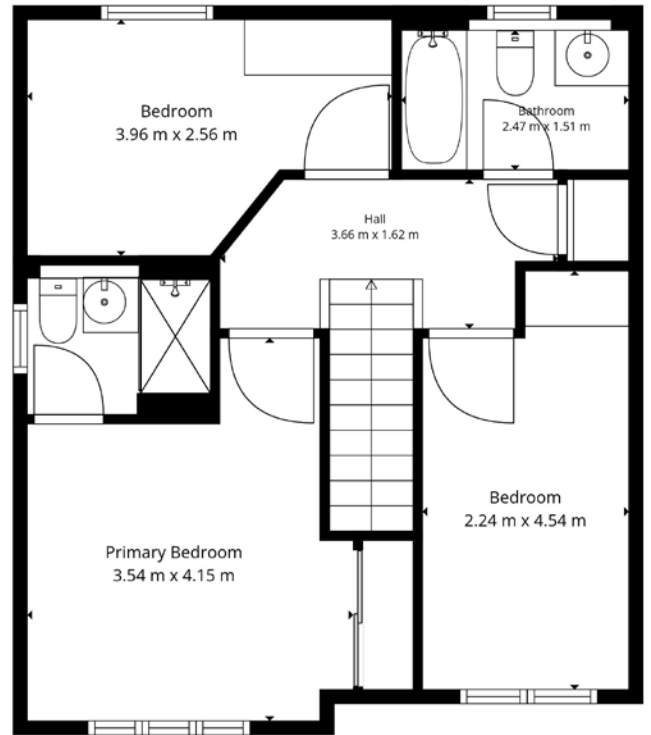
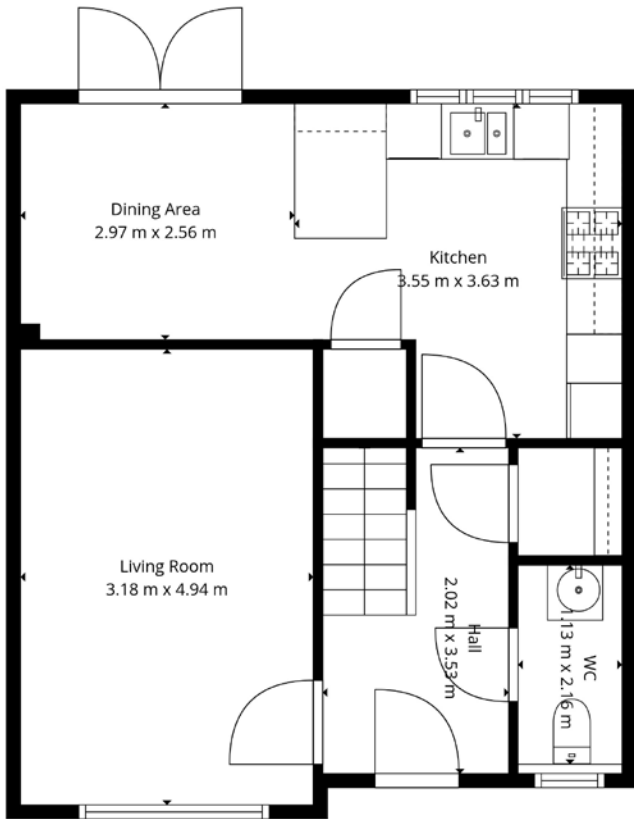
Externally, the fully enclosed rear garden has been beautifully maintained and offers an excellent balance of lawn and paved patio areas, creating a wonderful outdoor space for relaxing, entertaining and family enjoyment. A garden shed provides useful additional storage, while a secure side gate conveniently connects the rear garden to the front of the property.

Combining stylish interiors, excellent outdoor space, modern energy-efficient features and a highly practical layout, this impressive detached home presents a fantastic opportunity to acquire a move-in-ready property ideally suited to modern family living.

# EXTERNALS

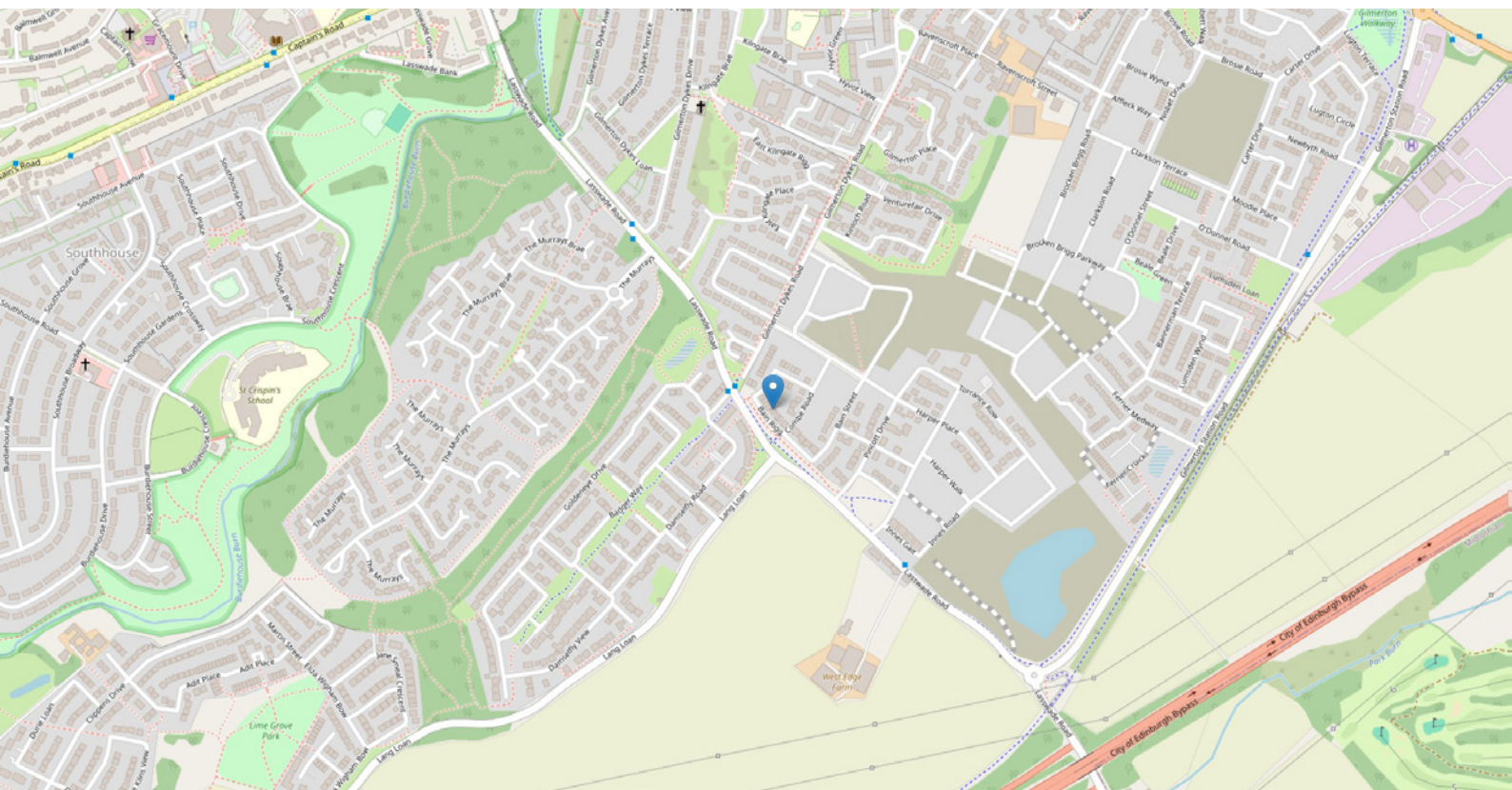


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Bain Rigg forms part of a modern and highly sought-after residential development in the popular Liberton area of Edinburgh, offering an excellent balance of peaceful suburban living and convenient access to the city centre. The area has become increasingly popular with families and professionals thanks to its attractive surroundings, modern housing and excellent local amenities. Residents benefit from a wide range of nearby facilities, including supermarkets, local shops, cafés, healthcare services and leisure amenities, ensuring everyday essentials are always within easy reach. Straiton Retail Park is just a short drive away and offers an extensive selection of high-street retailers, restaurants and entertainment options.



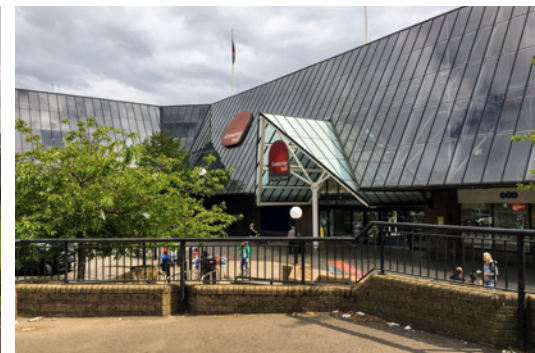


The area is particularly appealing to families, with a number of well-regarded primary and secondary schools serving the surrounding community. In addition, several parks, playgrounds and open green spaces can be found nearby, providing excellent opportunities for outdoor recreation and family activities.

For commuters, Bain Rigg enjoys excellent transport links into Edinburgh city centre, with regular bus services operating throughout the area and convenient access to the City Bypass, Edinburgh Airport and Scotland's wider motorway network. This connectivity makes the location ideal for those travelling throughout Edinburgh and beyond.

Outdoor enthusiasts will also appreciate the proximity to the Pentland Hills Regional Park, offering stunning scenery, walking routes, cycling trails and a variety of recreational pursuits right on the doorstep.

Combining modern convenience, excellent transport connections, strong local amenities and a family-friendly environment, Bain Rigg represents an outstanding location for those seeking a high-quality lifestyle within easy reach of Edinburgh's vibrant city centre.



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