




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Malachi Rigg

KIRKLISTON, EH29 9FS

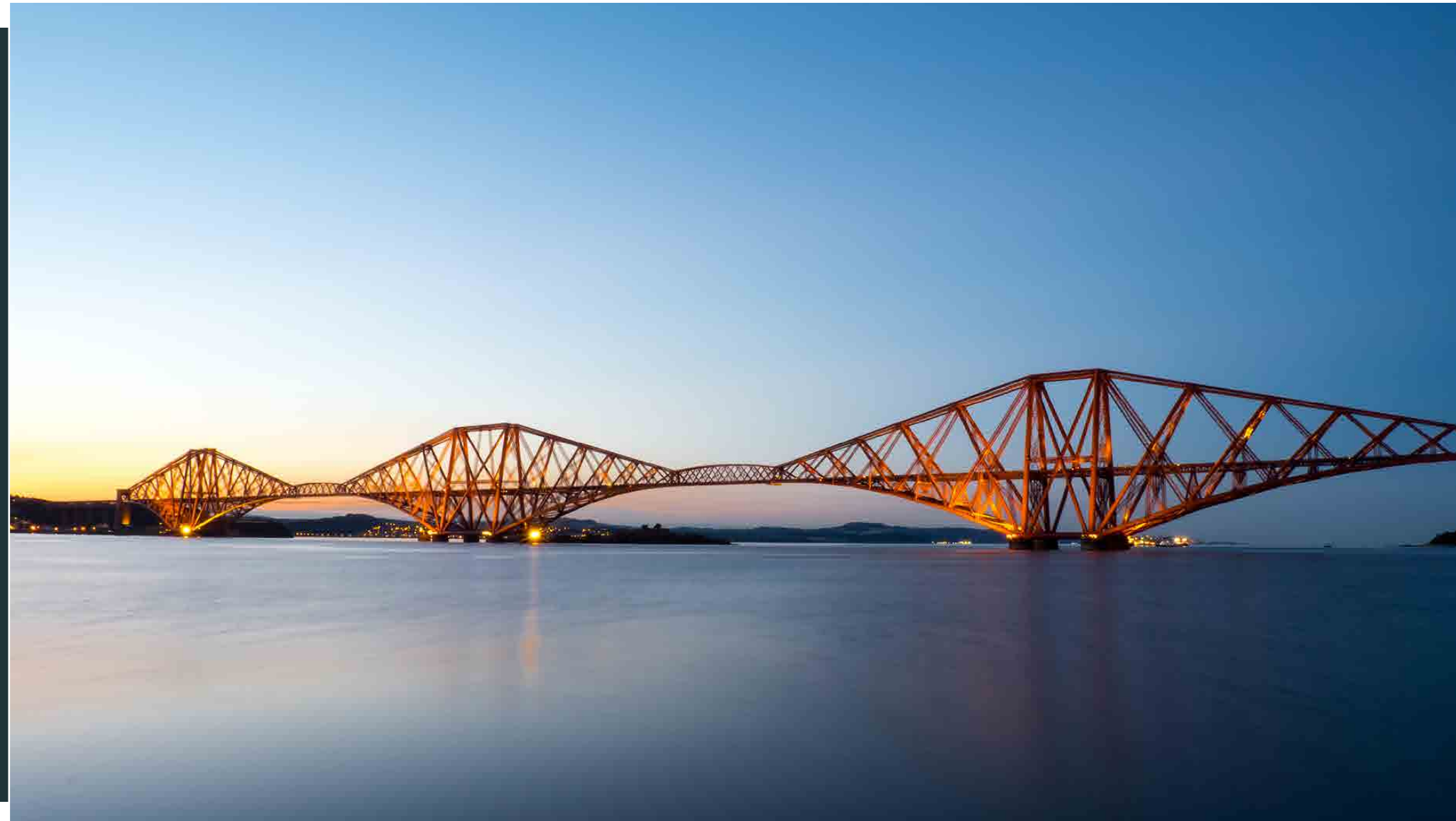


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Kirkliston is a beautiful rural community just ten miles from Edinburgh city centre. It is conveniently located for easy access to the motorway network, just a few miles to the M9, M8 and Forth Road bridge. Dalmeny Train Station is approximately three 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 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.





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McEwan Fraser Legal are delighted to bring to the open market this five-bedroom detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with ample storage. The downstairs bathroom comes with a walk-in shower, wash hand basin and WC. The bright and airy lounge allows for free standing furniture and different configurations. It also benefits from a deep storage cupboard. The fifth bedroom is currently being used as a snug/family room showing how versatile this property can be. The kitchen/dining/family room is the heartbeat of the property. Floor to ceiling units provides excellent storage, hob, hood, double oven, integrated dishwasher and fridge as well as ample worktop space. Further space for large dining table and other furniture you would expect to find in the family area and access to the back garden. The utility room provides additional storage and space for washing machine, tumble dryer and also provides access to the back garden. The office/study is to the back of the utility room a generous space with built-in storage.

On the upper level, access to the floored attic can be found as well as further storage. There are four good sized rooms, all bright and airy and all benefiting from built-in storage. The master also benefits from an en suite with walk-in shower, wash hand basin and WC. The family bathroom completes the property internally with walk-in shower, bath, wash hand basin and WC.

Externally the front has a driveway leading to a workshop with power and light. The secure large back garden has been tastefully done to incorporate a lawn, patio and play area. The back garden also has a water feature. The property also benefits from gas central heating, double glazing and alarm system. Early viewing is highly recommended.



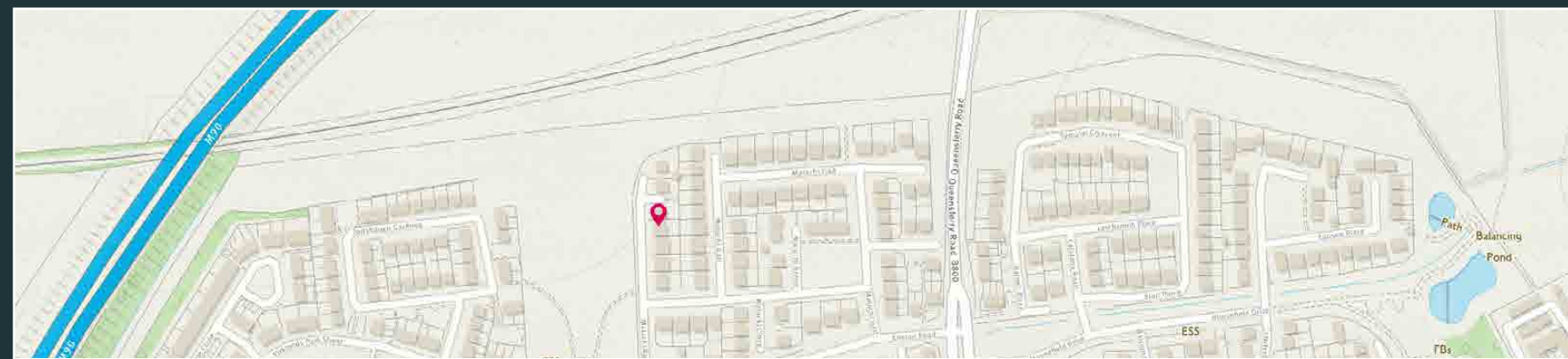


Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner/Family Room	8.54m (28') x 3.79m (12'5")
Lounge	4.76m (15'7") x 3.59m (11'9")
Utility	3.80m (12'6") x 1.60m (5'3")
Bedroom 1	3.72m (12'2") x 3.46m (11'4")
En-suite	2.29m (7'6") x 1.47m (4'10")
Bedroom 2	3.45m (11'4") x 3.16m (10'4")
Bedroom 3	3.46m (11'4") x 2.72m (8'11")
Bedroom 4	3.89m (12'9") x 2.40m (7'10")
Bedroom 5	3.47m (11'5") x 2.97m (9'9")
Study	2.85m (9'4") x 2.39m (7'10")
Bathroom	2.29m (7'6") x 2.07m (6'9")
Shower Room	1.98m (6'6") x 1.77m (5'10")

Gross internal floor area (m²): 184m²

EPC Rating: C






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 Exchange
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