




McEwan Fraser Legal

Solicitors & Estate Agents

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41 Station Road

KIRKLISTON, EH29 9BB



41 STATION ROAD

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.

McEwan Fraser is delighted to present this beautiful two double bedroom main door flat to the market. Presented to the market in excellent internal order, the property offers a lovely mix of traditional period character and modern styling. Alongside a good lounge and two double bedrooms, there is a large kitchen, bathroom, communal garden, gas central heating and double glazing.

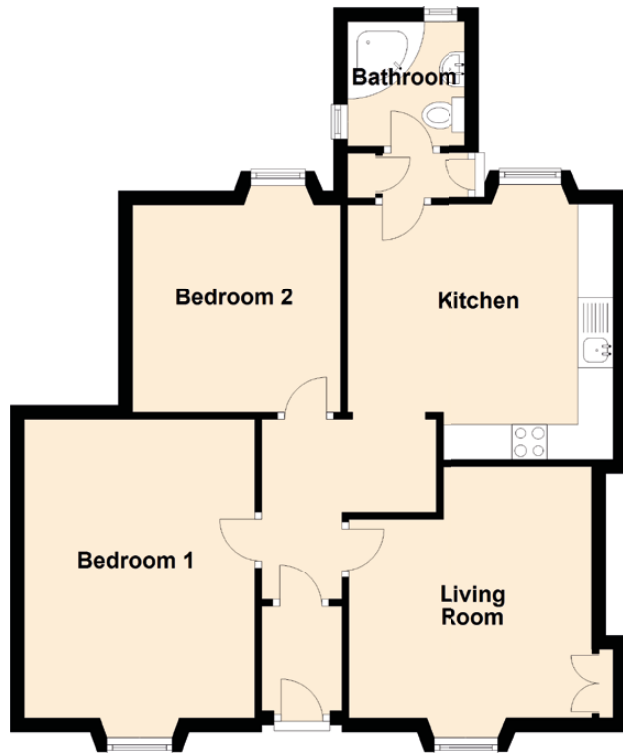
Entering the property, a welcoming central hallway divides the living room from the master bedroom. The living room on your right is bright and neutrally finished. Alongside traditional features, there is ample floor space for a range of different furniture configurations. The large master bedroom is on the left as you enter and faces the front of the building. As with the living room, natural light, high ceilings and period features offer a warm and engaging space. There is plenty of space for a larger style double bed and a range of free standing furniture. Moving further back, a second double bedroom faces the rear garden.

The kitchen is excellent. Brand new and boasting a generous range of base and wall mounted units, there is excellent prep and storage space for the aspiring chef. Gas hob, electric oven, cooker hood and further appliances are integrated. There is space for a breakfast table. Internal accommodation is completed by a tiled bathroom completed with a white suite, corner bath and shower over bath.

Externally, the property has use of a large communal garden to the rear. Internal viewing an absolute must.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Living Room	3.78m (12'5") x 3.50m (11'6")
Kitchen	3.80m (12'6") x 3.65m (12')
Bedroom 1	4.27m (14') x 3.29m (10'10")
Bedroom 2	2.97m (9'9") x 2.97m (9'9")
Bathroom	1.89m (6'2") x 1.77m (5'10")

Gross internal floor area (m²): 58m²

EPC Rating: D

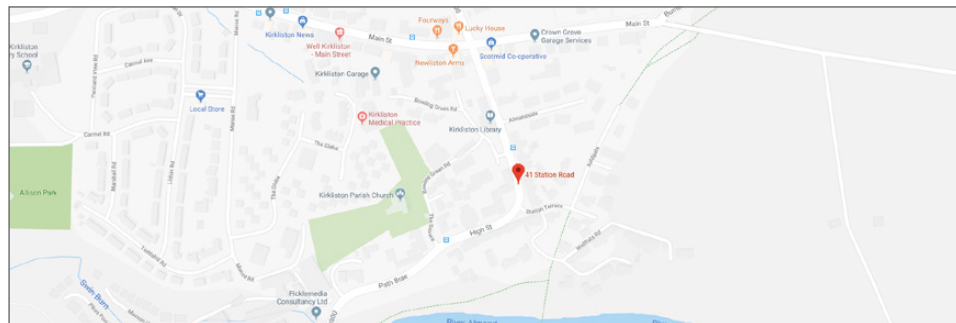


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