




McEwan Fraser Legal

Solicitors & Estate Agents

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Part
Exchange
Available

2 Balneil Place

KIRKLISTON, EDINBURGH, EH29 9GN

Kirkliston

EDINBURGH, EH29 9GN



The Location

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.



2 Balneil Place



KIRKLISTON

The Property

Part Exchange available! McEwan Fraser is absolutely delighted to present this stunning 5 bedroom detached house to the market. Formerly Walker Homes' show home in the sought after Ellwood development, this is likely to be the best modern house to come to market in Kirkliston this year. Internally, the property was finished to an exacting standard by the original builders and the current owners have further extended



and upgraded the property giving over 180 sq.m of chic modern living space. In addition to five bedrooms, two en-suite shower rooms, and a family bathroom, the property also boasts two public rooms, stunning dining kitchen, utility room, garage and an enviable plot on a quiet cul-de-sac with only one direct neighbour.

On entering the property, a wide hallway gives an immediate clue to the fantastic quality of finish throughout the property. The first thing that catches your eye is the parquet style laminate flooring that extends throughout the ground floor.

The main lounge is immediately to your right. Offering fantastic natural light and ample floor space, the lounge offers plenty of flexibility for a variety of different furniture configurations with the striking feature fireplace as a wonderful focal point. A second comfortable public room sits behind the lounge overlooking the rear garden. Equally at home as a family room or more formal dining room, there is certainly space to seat eight people in comfort. French doors open onto the rear garden.



The ground floor accommodation is completed by the stunning dining kitchen and an attached utility room. The current owners have extended the kitchen. This gives a room that has the potential to be the true heart of the home with space for a six-seat dining table and sofas alongside the ultra-modern fitted kitchen.

The kitchen itself features a full range of base and wall mounted units and a breakfast bar. The gas hob, stainless cooker hood, double oven, dishwasher and fridge freezer are integrated, while the attached utility room gives further storage and space for washing machine and tumble dryer.



THE BEDROOMS



The first-floor landing gives access to five double bedrooms, family bathroom and a large loft for additional storage. The master bedroom mirrors the proportions of the main lounge and enjoys particularly generous proportions. There is plenty of space for a full range of free-standing furniture alongside a walk-in wardrobe. The master bedroom also benefits from an attached en-suite shower room which is a contemporary suite and natural light. The second bedroom sits behind the master and also benefits from an integrated wardrobe, good floor space, and an en-suite shower room. The three further double bedrooms all include integrated wardrobes. Internal accommodation is completed by a modern master bathroom which is fully tiled and includes a separate shower.

Externally, the property enjoys a large mono blocked drive to the front which can comfortably take four cars and gives access to the garage. The wide rear garden is mainly laid to lawn. For additional warmth and comfort, the property boasts gas central heating and double glazing. Internal viewing is highly recommended to fully appreciate the quality on offer.



The Details

Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

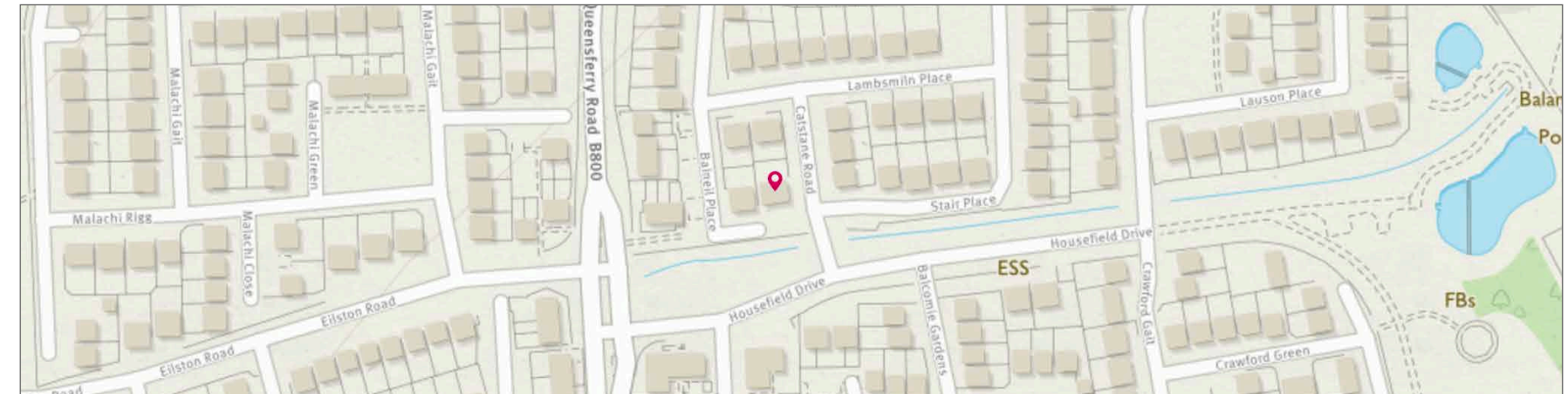
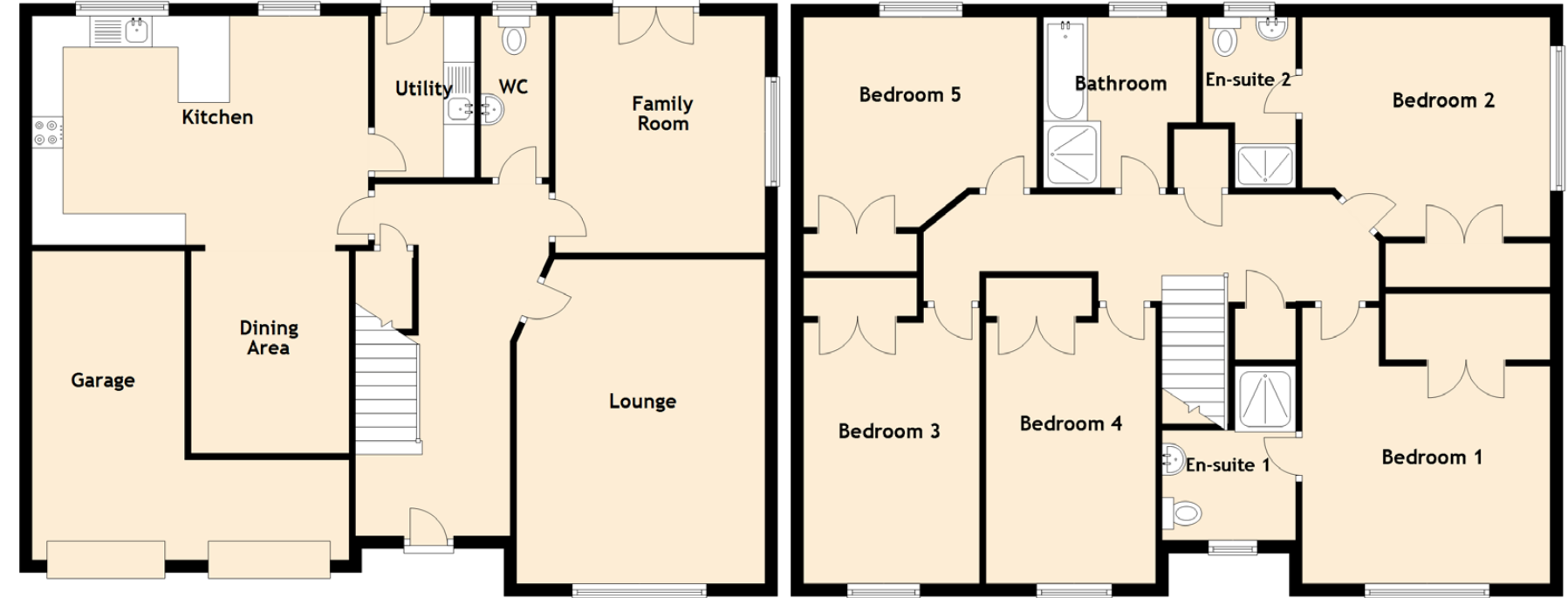
Lounge	5.22m (17'2") x 3.83m (12'7")
Kitchen	5.42m (17'9") x 3.68m (12'1")
Dining Area	3.21m (10'6") x 2.43m (8')
Family Room	3.81m (12'6") x 3.38m (11'1")
Utility	2.60m (8'6") x 1.61m (5'3")
WC	2.60m (8'6") x 1.10m (3'7")
Garage	5.11m (16'9") x 4.97m (16'4")

FIRST FLOOR

Bedroom 1	4.66m (15'3") x 4.02m (13'2")
En-suite 1	2.73m (9') x 1.74m (5'9")
Bedroom 2	3.92m (12'10") x 3.47m (11'5")
En-suite 2	2.70m (8'10") x 1.47m (4'10")
Bedroom 3	4.35m (14'3") x 2.56m (8'5")
Bedroom 4	4.35m (14'3") x 2.68m (8'10")
Bedroom 5	3.69m (12'1") x 3.32m (10'11")
Bathroom	2.70m (8'10") x 2.42m (7'11")

Gross internal floor area (m²): 186m²

EPC Rating: B





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