

30 Buie Rigg

KIRKLISTON, EDINBURGH, EH29 9FE



This lovely semi-detached three-bedroom family home sits on a good-sized plot within a small residential development



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This lovely semi-detached three-bedroom family home sits on a good-sized plot within a small residential development in the popular village of Kirkliston.

The property, built by Miller Homes in 2005, is set within a prominent location enjoying an open aspect to the front and an enclosed garden to the rear. The property is in excellent order benefiting from gas-fired central heating, double glazed windows throughout, hardwood floors throughout the downstairs, and an alarm system.

THE LOUNGE/DINER



On entering the accommodation there is a light-filled hallway with hardwood floors leading to a spacious living/dining room which has a large window and patio doors that open onto the garden which is laid to lawn and has a patio area.



THE KITCHEN



Also on the ground floor, you will find a fully fitted kitchen, a large cupboard, and a cloakroom/WC.





The carpeted staircase leads to the upper landing which has a large storage cupboard and access via a hatch in the ceiling to a large attic, ideal for storage. The master bedroom is to the front of the house with open outlooks, a built-in wardrobe, and an en-suite shower room. The other two bedrooms are of a good size, one single and one double, with built-in wardrobes. There is also a family bathroom with a tiled floor and walls and a three-piece suit.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

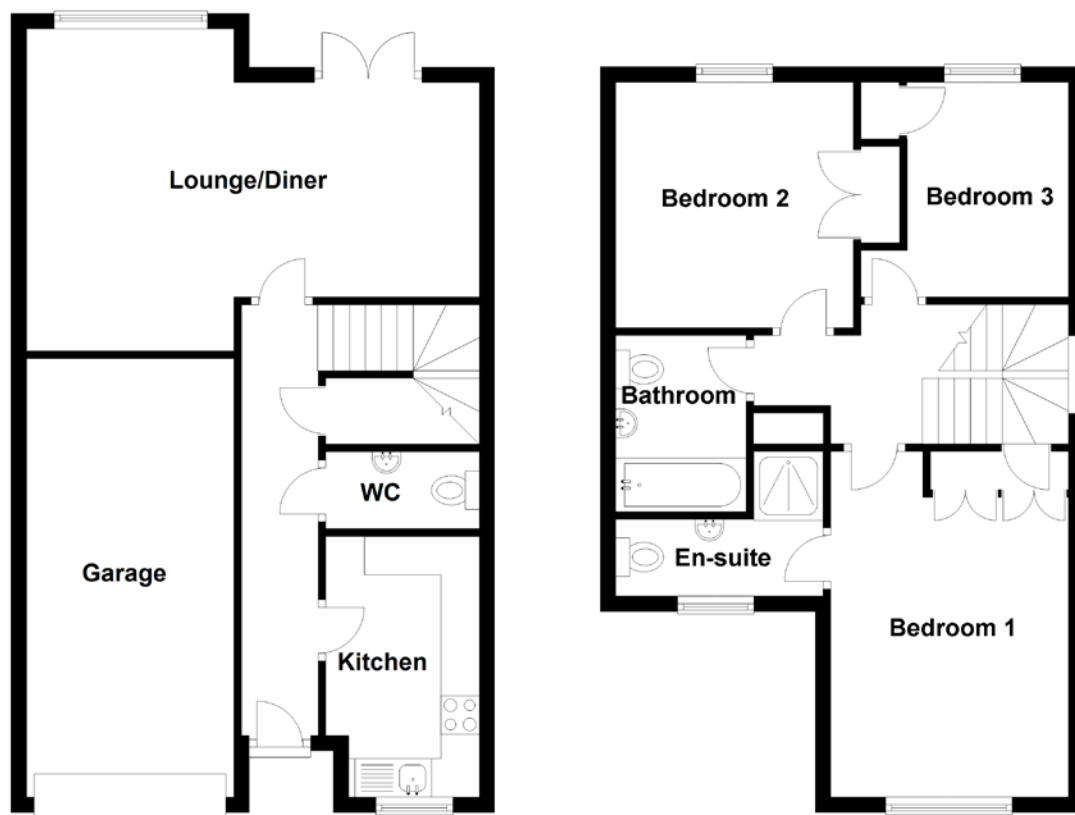


Externally there is a well-maintained garden to the front with a monoblock drive and a single garage that is accessed from outside.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



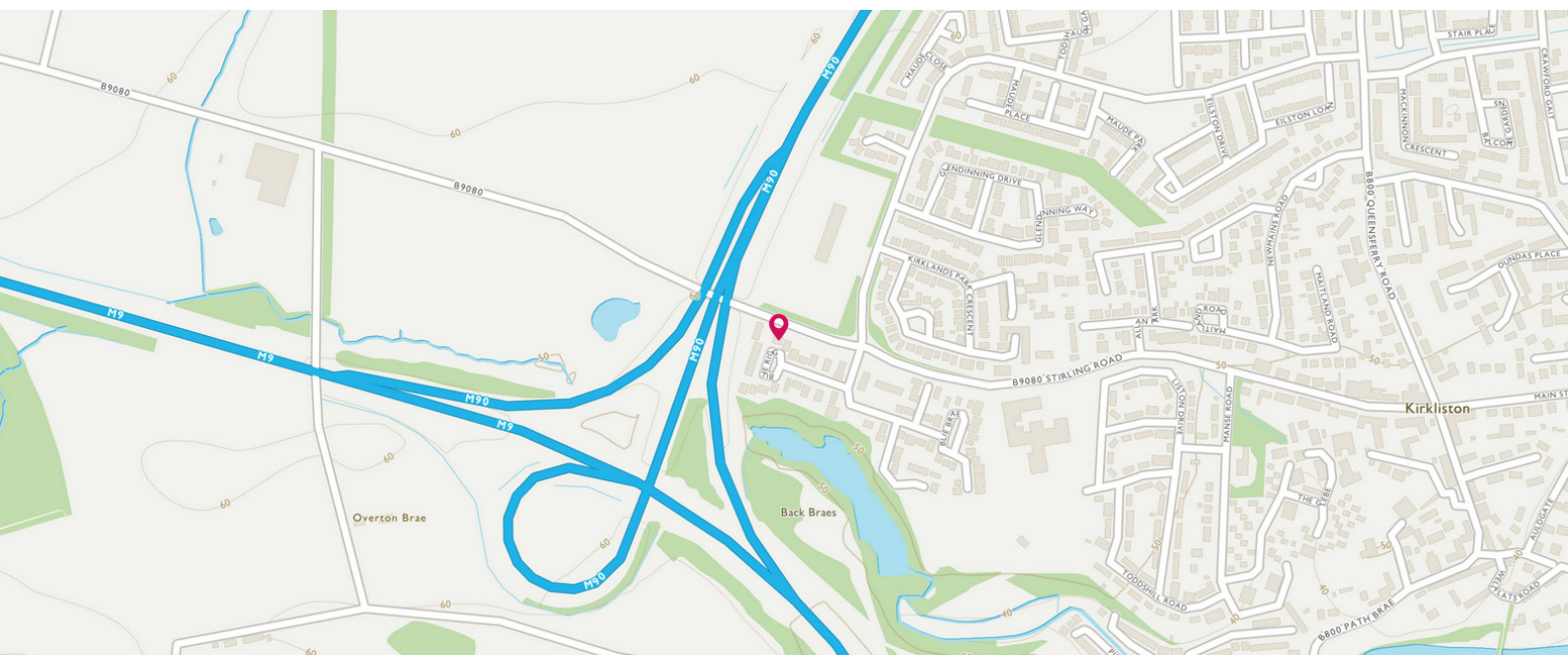
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.90m (19'4") x 4.20m (13'9")
Kitchen	3.40m (11'2") x 2.00m (6'7")
WC	2.00m (6'7") x 1.00m (3'4")
Bedroom 1	4.50m (14'9") x 3.10m (10'2")
En-suite	2.70m (8'10") x 1.00m (3'3")

Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bathroom	2.30m (7'7") x 1.70m (5'7")
Garage	5.72m (18'9") x 2.70m (8'10")

Gross internal floor area (m²): 89m²

EPC Rating: C



THE LOCATION

Kirkliston is a very popular village and is ideally placed for commuting to and from Edinburgh city centre and within easy access to Edinburgh Airport, the city bypass and excellent road network links to M90, A8, M8 and M9. Rail services can be found via Dalmeny and Kirkliston itself is serviced by regular bus services.



There is a good range of local shops and a primary school within the village. There are also a catholic primary school and a secondary school in nearby South Queensferry. Local amenities within the village include, a doctors surgery, pharmacy, Post Office, dentist, Co-Op and takeaways, in addition to Kirkliston leisure centre and the Kirkliston Arms.

Further shopping and recreational facilities can be found at South Gyle Shopping Centre and Edinburgh city centre as well as a Tesco superstore at South Queensferry.



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