

6 Pikes Pool Drive

KIRKLISTON, EDINBURGH, EH29 9GH



Generous three-bedroom, semi-detached house situated in a quiet and family-friendly cul-de-sac



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McEwan Fraser is delighted to present this generous three-bedroom, semi-detached house to the market. The property is situated in a quiet and family-friendly cul-de-sac in sought-after Kirkliston. Presented to the market in excellent condition this charming home offers balanced accommodation over two floors. The property fronts onto an open green which would be a wonderful resource for young children.

THE LIVING ROOM



You enter the property through a central front door leading to an internal hallway that separates the living room from the dining kitchen. The entertaining space is focused on the bright and spacious dual-aspect living room which is on your left. The living room enjoys a front picture window and French doors opening onto the rear garden. There is plenty of space for a variety of different furniture configurations which will give the new owner the flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



Across the hall, you will find a large dining kitchen with an attached utility area. The kitchen is also dual aspect and enjoys plenty of natural light. Comprised of a full range of base and wall-mounted units, the kitchen offers ample prep and storage space for the aspiring chef and includes a range of integrated appliances. Tucked away around the corner, the laundry facilities are in a dedicated utility area as is the ground floor cloakroom. The kitchen also boasts plenty of space for a full-sized dining table.





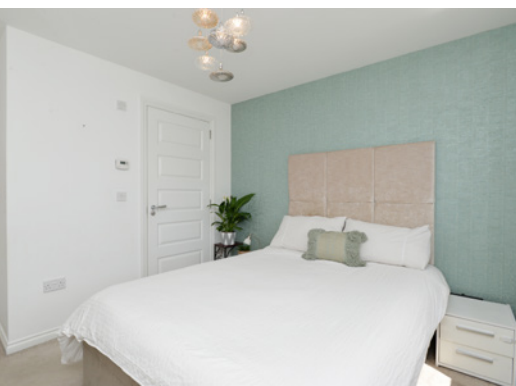


Climbing the stairs, the first-floor landing gives access to the three bedrooms, a family bathroom and a large loft space for additional storage. Bedroom one is the obvious master bedroom and is a particularly well-proportioned double bedroom that enjoys integrated wardrobes, plenty of space for freestanding furniture and further benefits from access to an en-suite shower room. The second bedroom is also a good-sized double with integrated wardrobes. The third bedroom is a large single that overlooks the rear garden. Accommodation is completed by the family bathroom which is partially tiled and includes a three-piece white suite with a shower over a bath.

THE BATHROOM



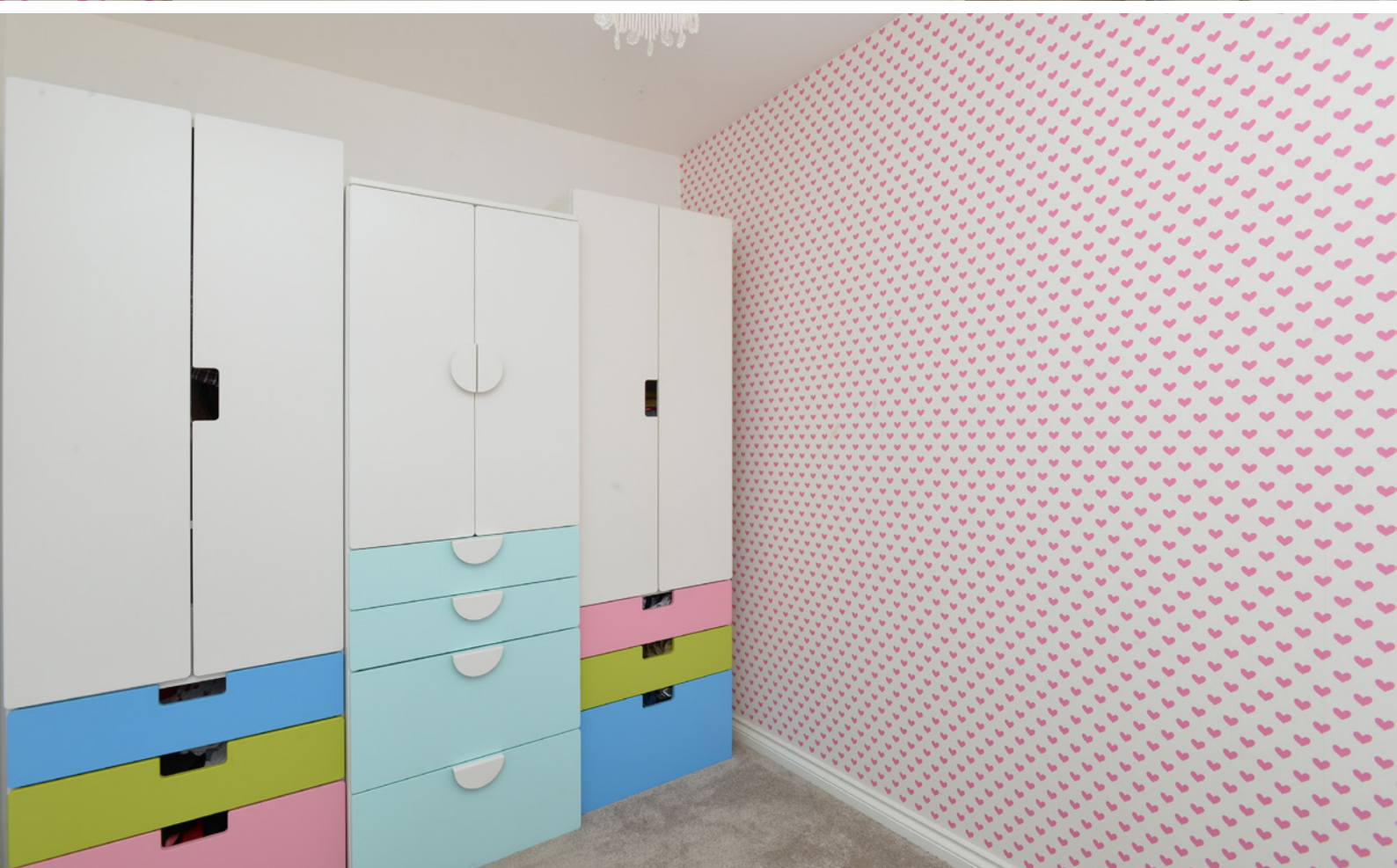
BEDROOM 1



BEDROOM 2



BEDROOM 3



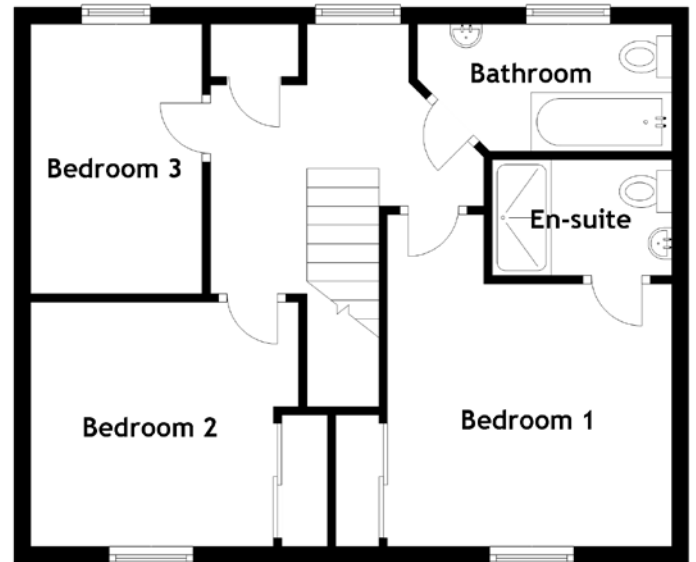
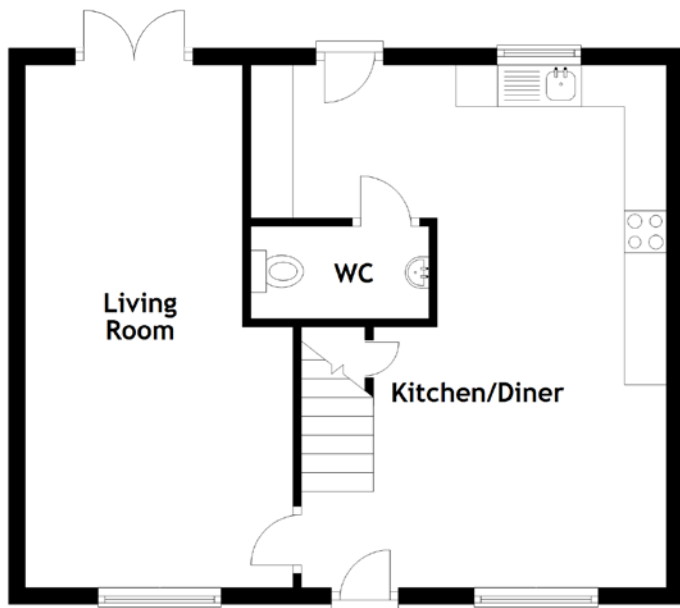
For extra warmth and comfort, the property boasts gas central heating and double glazing.

Externally, the property enjoys a small front garden sent behind a large green and is in keeping with neighbouring properties. To the rear, there is a well-manicured garden largely laid to lawn and a rear gate leading to a private parking space.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



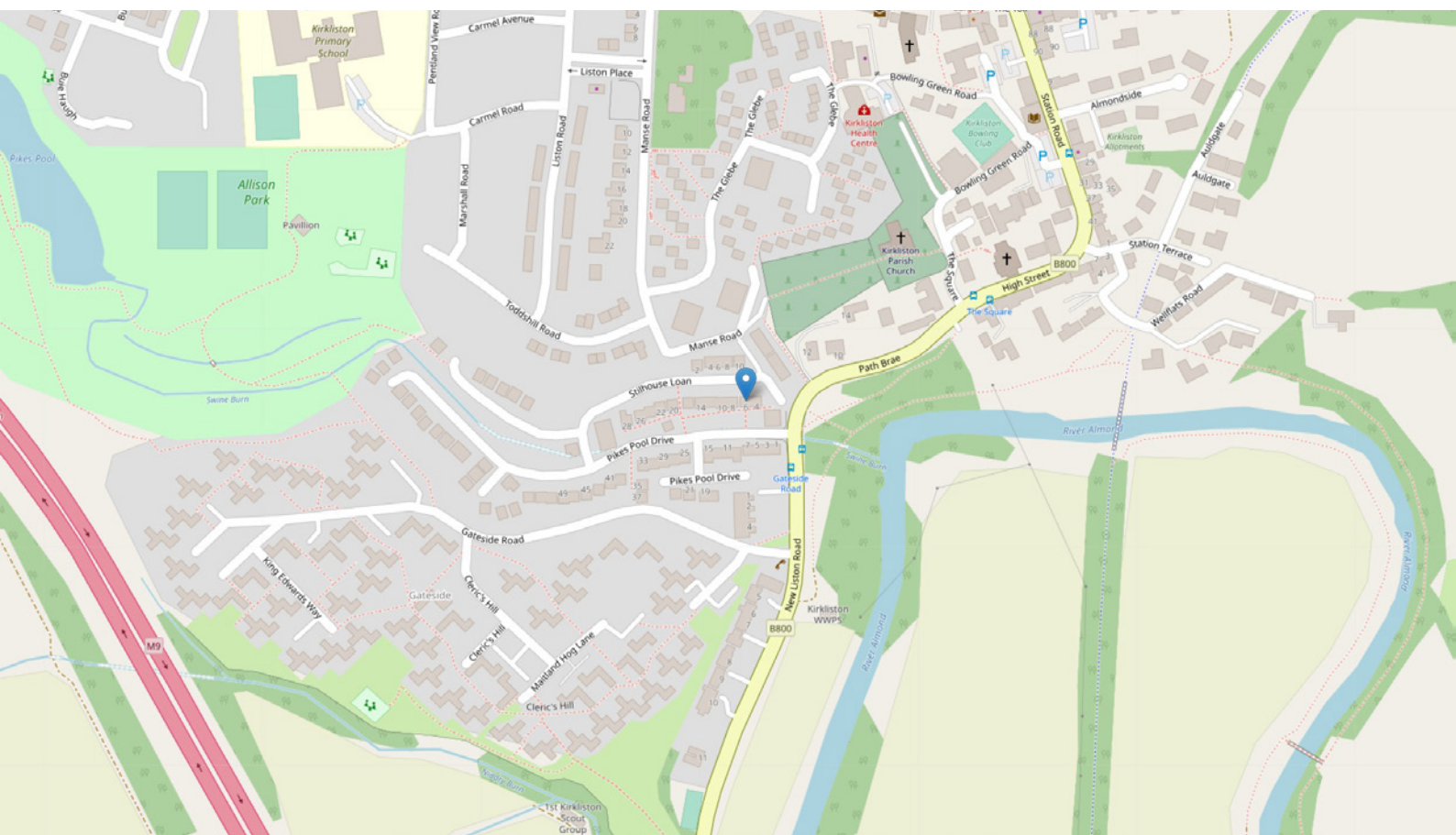
Approximate Dimensions (Taken from the widest point)

Living Room	6.23m (20'5") x 3.19m (10'6")
Kitchen/Diner	6.23m (20'5") x 4.95m (16'3")
WC	2.12m (6'11") x 1.10m (3'7")
Bathroom	3.03m (9'11") x 1.52m (5')
Bedroom 1	3.96m (13') x 3.27m (10'9")

En-suite	2.14m (7') x 1.38m (4'6")
Bedroom 2	3.22m (10'7") x 2.94m (9'8")
Bedroom 3	3.21m (10'7") x 2.04m (6'8")

Gross internal floor area (m²): 96m²

EPC Rating: C



THE LOCATION

Kirkliston is a beautiful semi-rural community, around 10 miles from Edinburgh city centre, which is conveniently located for easy access to the motorway network and just a few miles to the M9, M8 and the Queensferry Crossing. Dalmeny Train Station is approximately three miles away making travelling to Edinburgh city centre and throughout Scotland straight forward.





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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