

8 Marshall Road

KIRKLISTON, EH29 9DE



A truly stunning three-bedroom terrace property, perfect for first-time buyers, families, or downsizers



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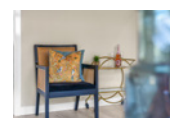
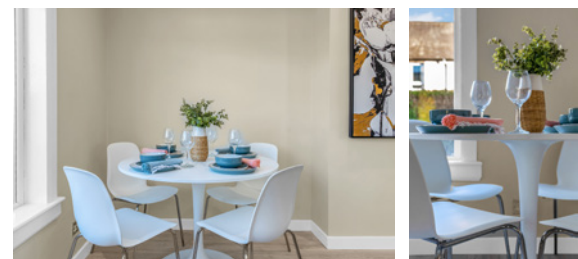


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Introducing a truly stunning three-bedroom terrace property, perfect for first-time buyers, families, or downsizers. This beautifully renovated home will take your breath away from the moment you step inside, offering show home-quality living spaces and tasteful modern touches throughout.

THE LOUNGE



The front-facing lounge is a delight, bathed in natural light and adorned with luxurious wooden flooring that extends throughout the lower level.

THE KITCHEN



The kitchen is a true showstopper, boasting elegant olive floor and wall-mounted cabinets, contrasting wooden effect worktops, and ample space for appliances.



THE BATHROOM

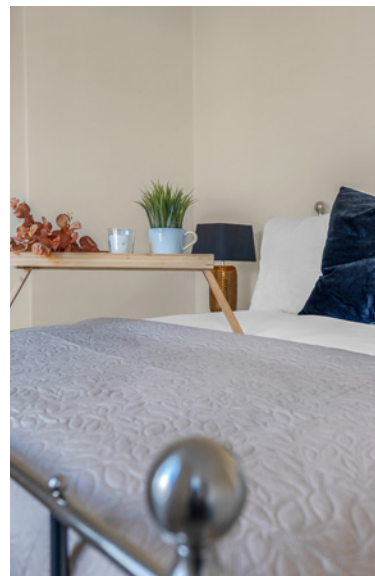


Downstairs also showcases a stunning modern family bathroom, featuring full-height tiling and sleek black accents.

The upper level hosts three generously sized bedrooms.



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3

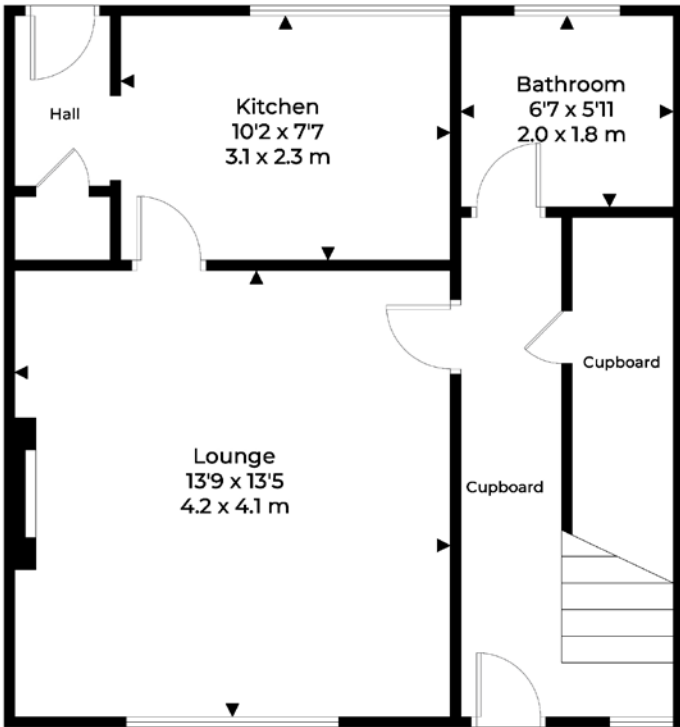


The low-maintenance gardens have been thoughtfully designed with ease in mind, incorporating attractive decorative stones.

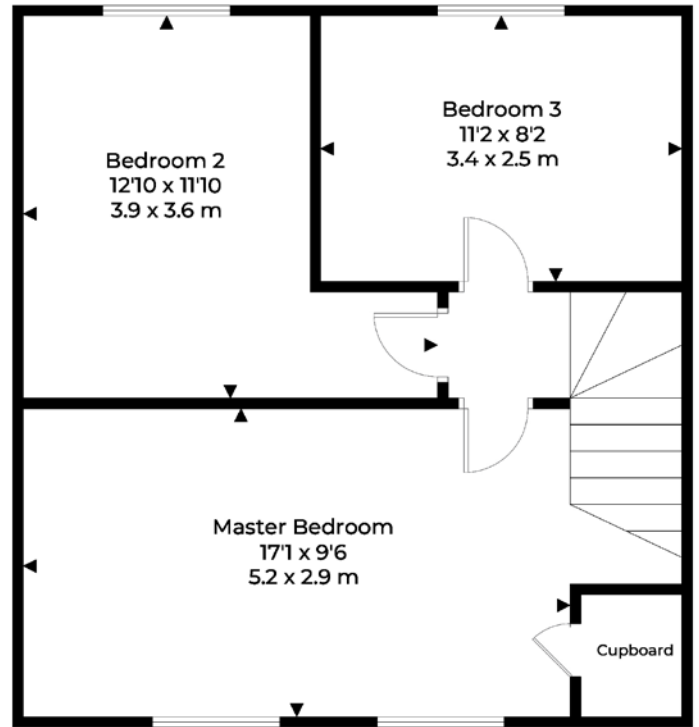
EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



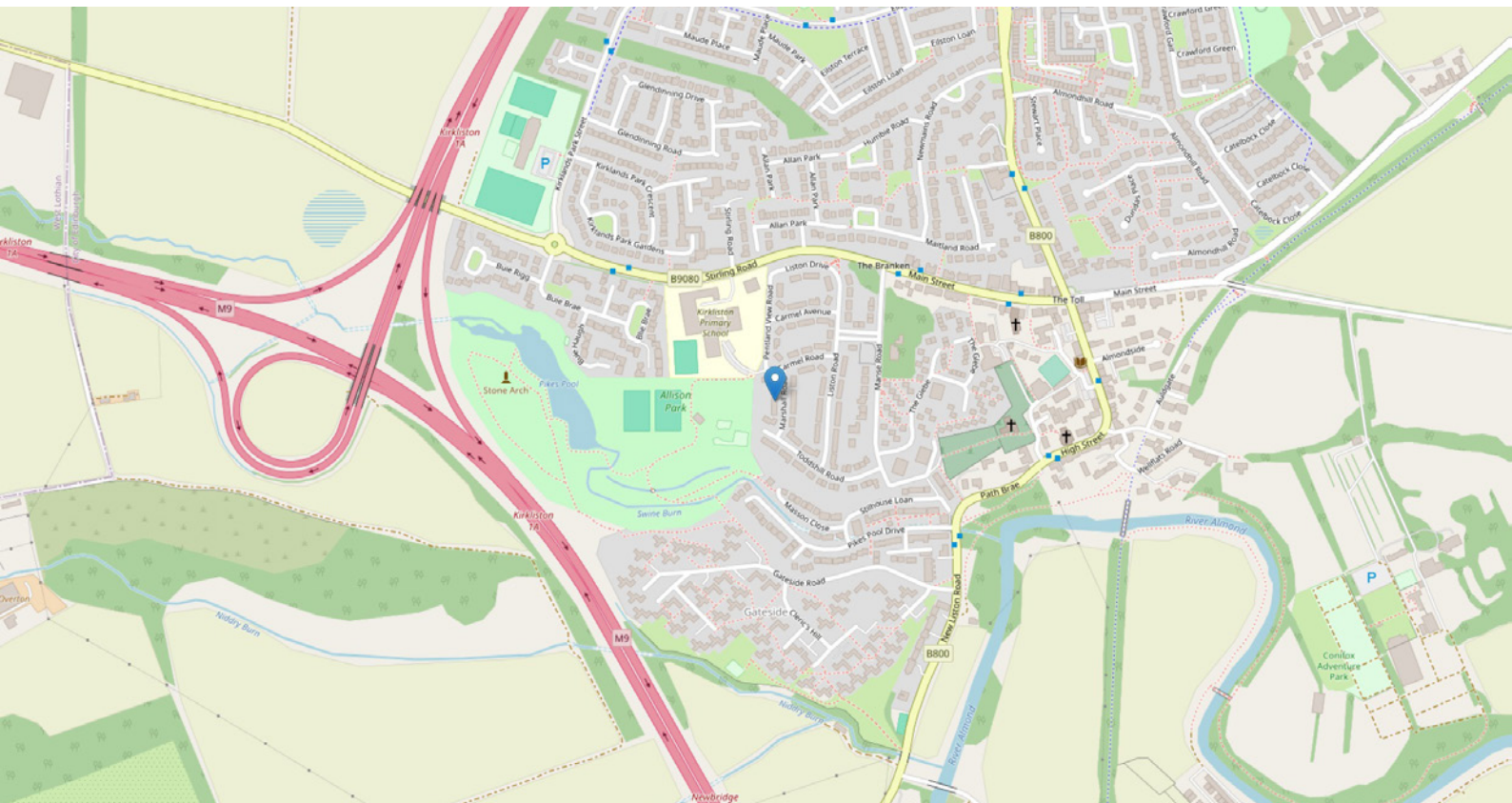
Ground Floor



1st Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: C



THE LOCATION

Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow. That was before the advent of the motorway system which bypasses Kirkliston leaving it a quiet and rural community. It is however, conveniently located for easy access to the Edinburgh city bypass and Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport.





The village itself has its own history as can be seen in the old buildings in its centre. All but the most unusual daily requirements can be satisfied with the village's shopping facilities, and the village has its own dentist and doctor as well as its own nursery and primary school.

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 on the outskirts of Edinburgh or to the west of the village at Livingston's shopping centres. Kirkliston is also conveniently located for easy access links to the Edinburgh city bypass.



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