



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**5 Malachi Green**

KIRKLISTON, EH29 9FT



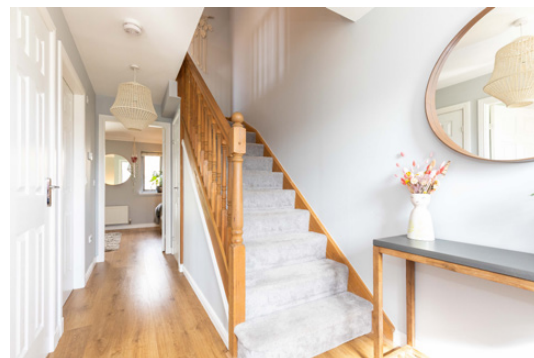
# *Kirkliston*

EH29 9FT

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.





# 5 Malachi Green

KIRKLISTON, EH29 9FT

McEwan Fraser Legal are delighted to bring to the open market this three bedroom semi-detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different configurations, access to the conservatory is also through the lounge, the conservatory is the perfect place to unwind after a hard day and also gives access to the back garden.

The kitchen comes with floor to ceiling units, hob, hood, oven, integrated dishwasher, fridge freezer and ample space for a dining table.

The downstairs cloakroom comes with wash hand basin and WC.

On the upper level, there are three good sized bright and airy bedrooms. The master also benefits from an en-suite with walk-in shower, wash hand basin and WC

The family bathroom completes the property internally with bath, wash hand basin and WC.

Externally the front garden is laid to lawn. The secure back garden has artificial grass a patio area, storage shed and outbuilding providing excellent storage or an external workspace.

The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended.





# Specifications & Details

## FLOOR PLAN & DIMENSIONS



### Approximate Dimensions (Taken from the widest point)

Lounge	4.87m (16') x 4.02m (13'2")
WC	2.73m (9') x 1.11m (3'8")
Kitchen	3.90m (12'10") x 3.90m (12'10")
Conservatory	3.17m (10'5") x 2.07m (6'9")
Bedroom 1	4.48m (14'8") x 3.90m (12'10")
En-suite	2.00m (6'7") x 1.47m (4'10")
Bedroom 2	3.78m (12'5") x 2.51m (8'3")
Bedroom 3	2.40m (7'10") x 2.26m (7'5")
Bathroom	2.09m (6'10") x 2.04m (6'8")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup> | EPC Rating: C

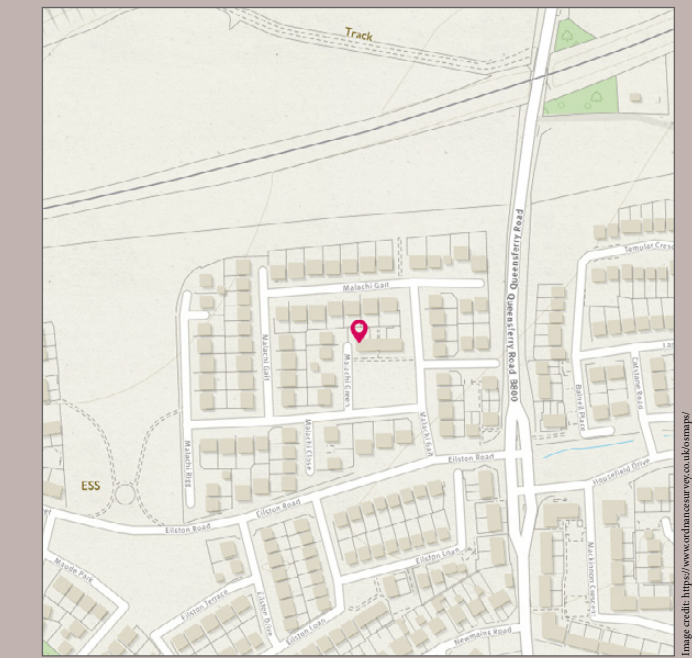


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>




**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**GRAEME NIMMO**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer