

19 Foxhall Gait

KIRKLISTON, EH29 9GT



*Generously Proportioned and Modern Two-Bedroom
Mid-Terraced Home in Kirkliston*



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McEwan Fraser Legal is delighted to present this spacious and beautifully presented two-bedroom mid terraced house in Edinburgh's sought-after suburb of Kirkliston.

THE KITCHEN



Inside, the property comprises a fully equipped kitchen with electric induction hob, fan oven and white goods. Situated in an open plan setting with access to the garden and offering ample space for various possibilities with furniture arrangements.

THE LIVING ROOM





There are two generous double bedrooms upstairs, and the property boasts one modern family bathroom fitted with a shower over the bath as well as a WC on the ground floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2

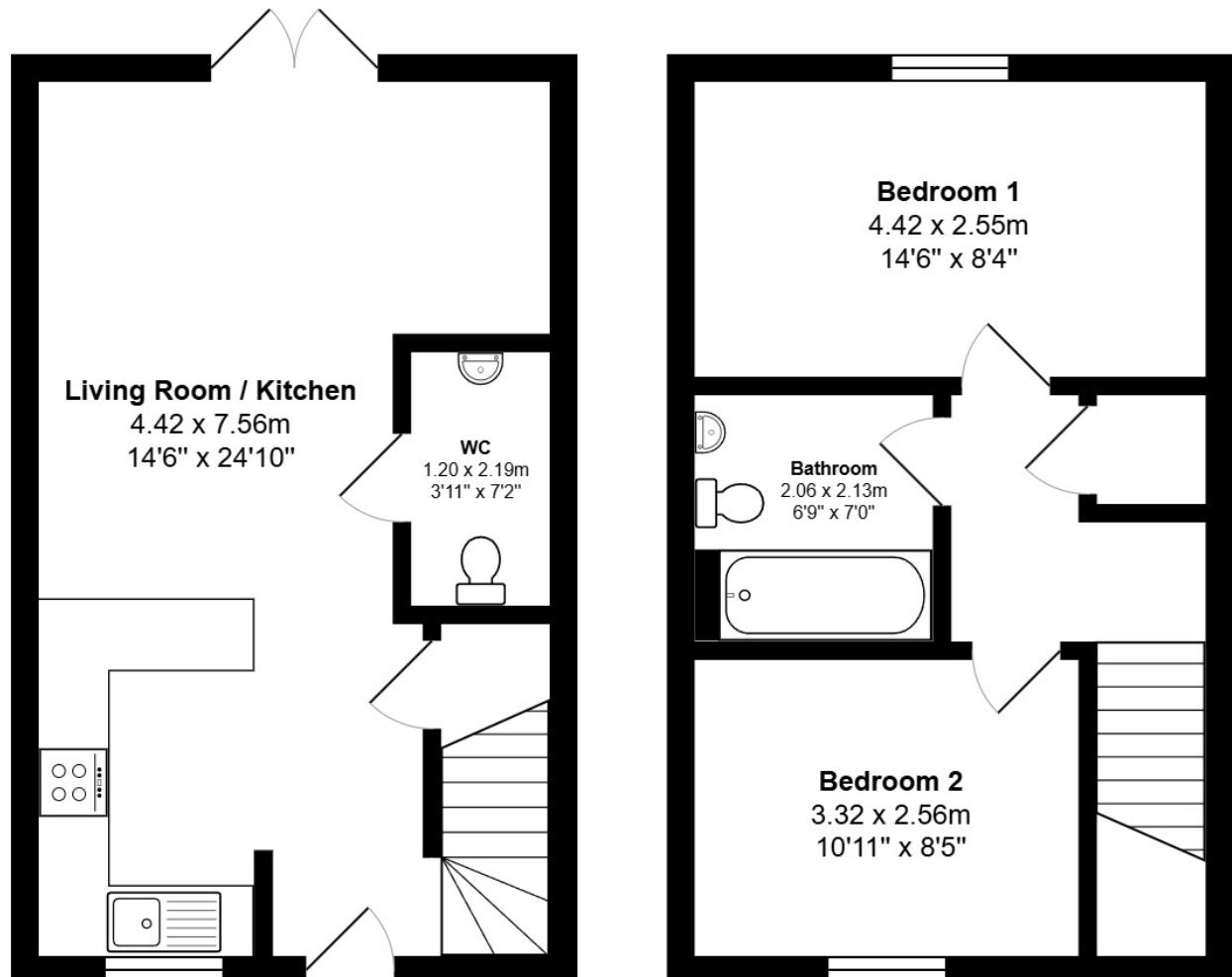


In addition, the property includes private residents' parking, private rear garden, modern gas central heating and double glazed windows, making for an excellent starter home in a sought-after area.

EXTERNALS

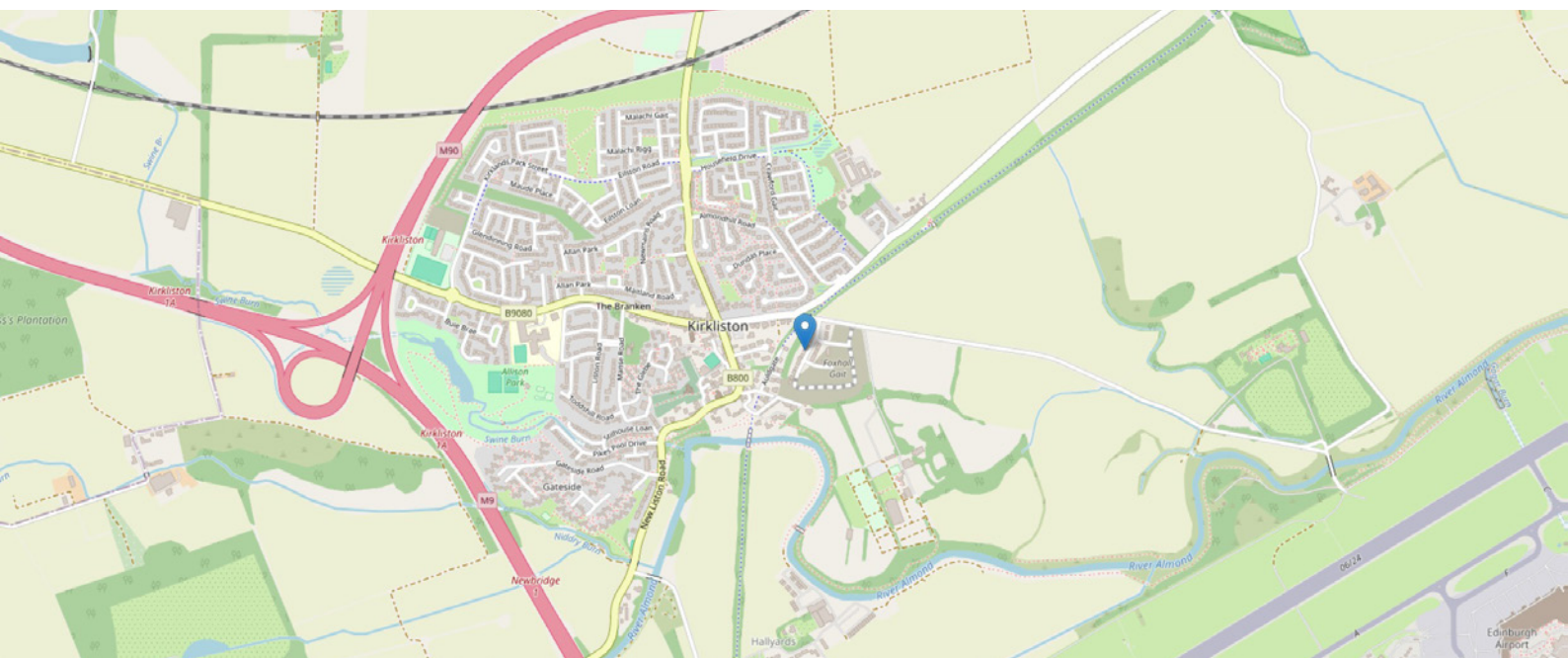


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: B



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 to the Edinburgh city bypass.



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