



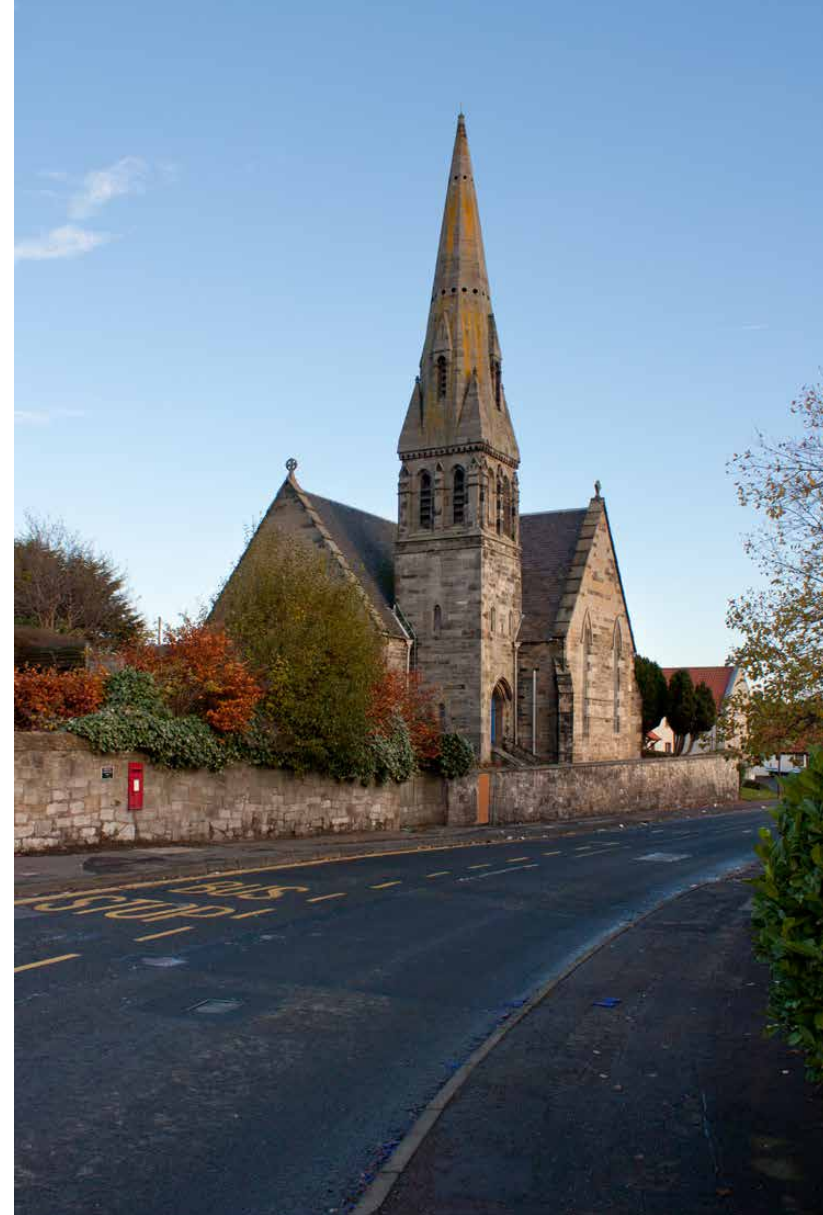

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

1 Carmel Avenue

KIRKLISTON, EDINBURGH, EH29 9DA



KIRKLISTON

EH29 9DA

Carmel Avenue is in an established residential area of sought after Kirkliston, approximately 10 miles from Edinburgh City Centre. Kirkliston is a beautiful rural community 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 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.

THE VILLAGE ITSELF HAS ITS OWN HISTORY AS CAN BE SEEN FROM ITS OLDER BUILDINGS

1 CARMEL AVENUE

KIRKLISTON, EDINBURGH, EH29 9DA

LOVELY TWO BED TERRACED HOUSE IN A SOUGHT AFTER RESIDENTIAL AREA OF KIRKLISTON // PROPERTY FURTHER BENEFITS FROM A FLOORED ATTIC ROOM.

McEwan Fraser Legal is delighted to present this lovely two bedroom terraced house to the market. Well situated in a nice residential area, the property is particularly close to Kirkliston Primary School making this an ideal starter home for a young family. Internally, the property is presented in excellent condition, a credit to the current owners. An incoming purchaser need only decorate to taste. The property also includes a floored attic room with proper staircase, gas central heating and double glazing throughout.

Internally, the property is centred around a well-proportioned lounge with large picture window, feature fireplace and quality laminate flooring. There is plenty of space for a large suite and additional free supporting furniture. The contemporary kitchen sits behind the lounge and offers ample prep and storage space for the aspiring chef. The kitchen includes a full range of white gloss base

and wall mounted units matched with contrasting work surfaces. A hand breakfast bar has also been included. Gas hob, electric oven, cooker hood and splashback are all fitted and will stay. Further space is provided for a wine fridge, washing machine and a large fridge freezer.

Upstairs, there are two well proportioned double bedroom and a lovely modern shower room. A staircase has been created on the first-floor landing which leads to a large attic room which has been well finished.

Externally, the property is well presented in keeping with surrounding properties. There is a small private front garden, private deck to the rear and a private section of rear garden.

This is a lovely property and internal viewing is highly recommended.



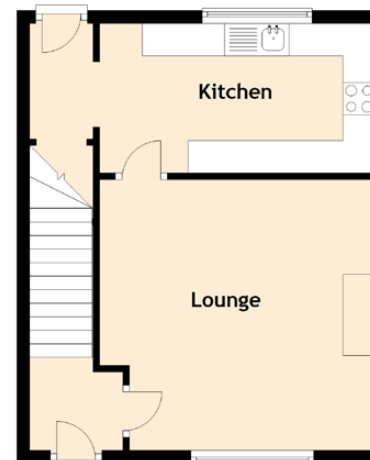
THIS IS A LOVELY PROPERTY AND INTERNAL VIEWING IS HIGHLY RECOMMENDED



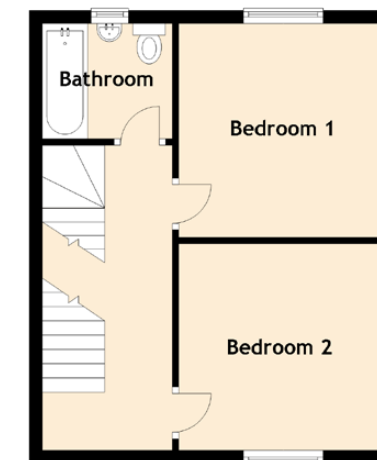
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

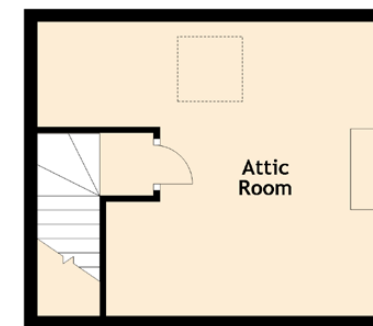
Ground Floor



First Floor



Attic Floor



Approximate Dimensions (Taken from the widest point)

Lounge	4.27m (14') x 4.18m (13'9")
Kitchen	4.26m (14') x 2.31m (7'7")
Bedroom 1	5.29m (17'4") x 4.54m (14'11")
Bedroom 2	3.30m (10'10") x 3.23m (10'7")
Bedroom 3	3.26m (10'8") x 3.23m (10'7")
Bathroom	2.01m (6'7") x 1.78m (5'10")

Gross internal floor area (m²): 71m² | EPC Rating: D

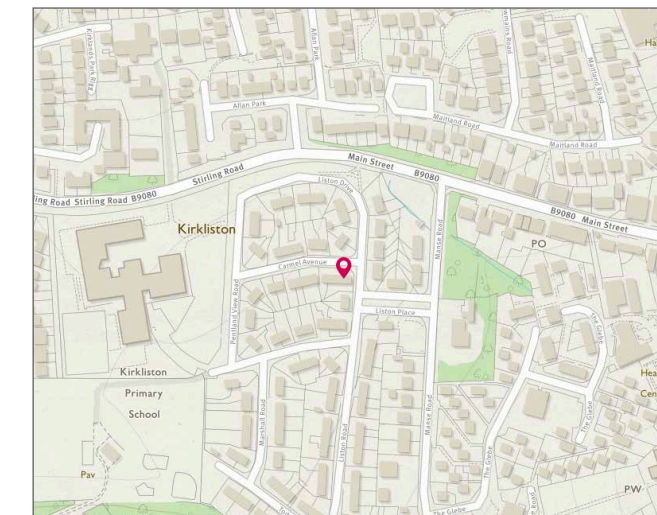


Image credit: <https://www.wordhamsurvey.co.uk/omaps/>

PRESENTED IN EXCELLENT CONDITION, A CREDIT TO THE CURRENT OWNERS



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Part
Exchange
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Text and description
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Surveyor



Professional photography
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