



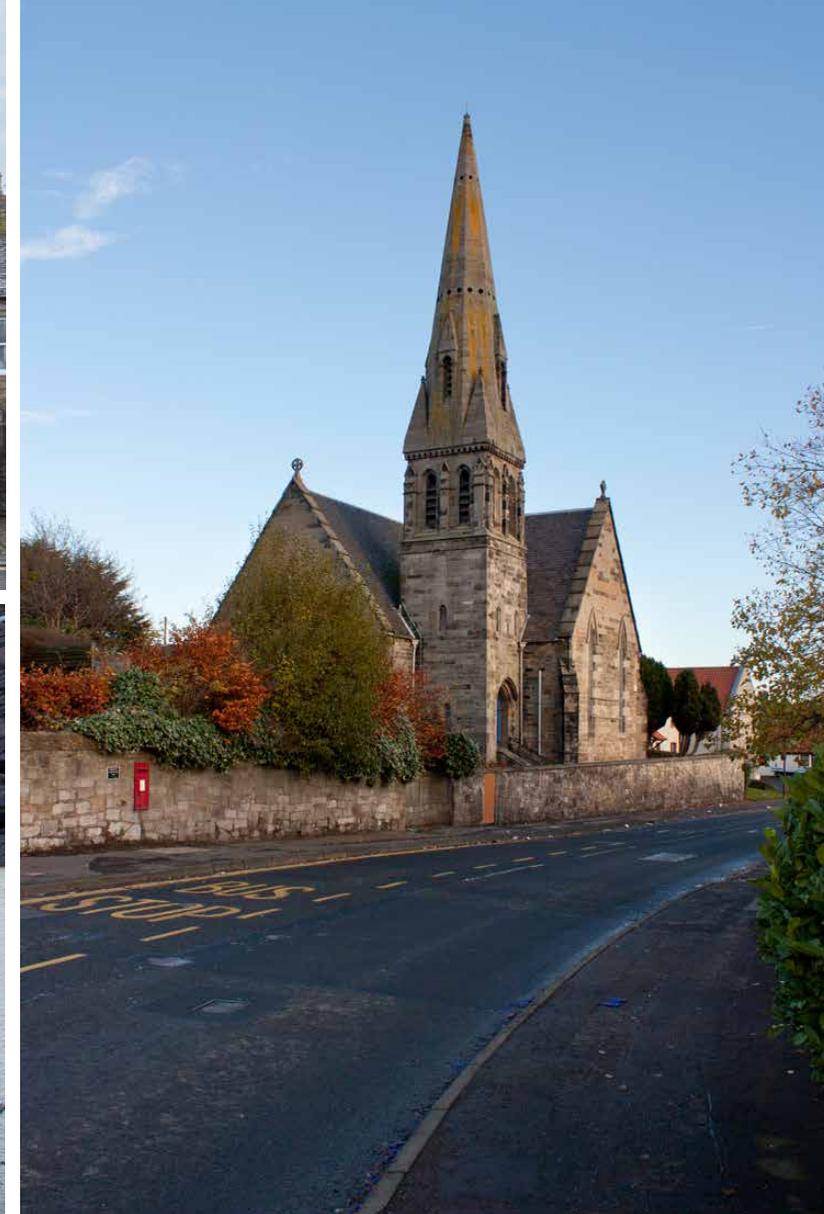

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

40 Kirklands Park Street

KIRKLISTON, EH29 9EY



KIRKLISTON

EH29 9EY

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 primary school. High schooling can be found at South Queensferry and Broomhouse Road Edinburgh, both are a short journey away. 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

40 KIRKLANDS PARK STREET

KIRKLISTON, EH29 9EY



McEwan Fraser Legal is delighted to bring to the open market this three-bedroom end terraced 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, 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 as well as access to the back garden via patio doors.

The kitchen comes with floor to ceiling units, hob, hood, oven, integrated dishwasher, washing machine and fridge freezer.

The downstairs bathroom comes with a WC, a wash-hand basin, towel rail and walk-in shower.

On the upper-level access to the attic can be found. There are three good sized bright and airy bedrooms. Two of the rooms also benefit from built-in storage.

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

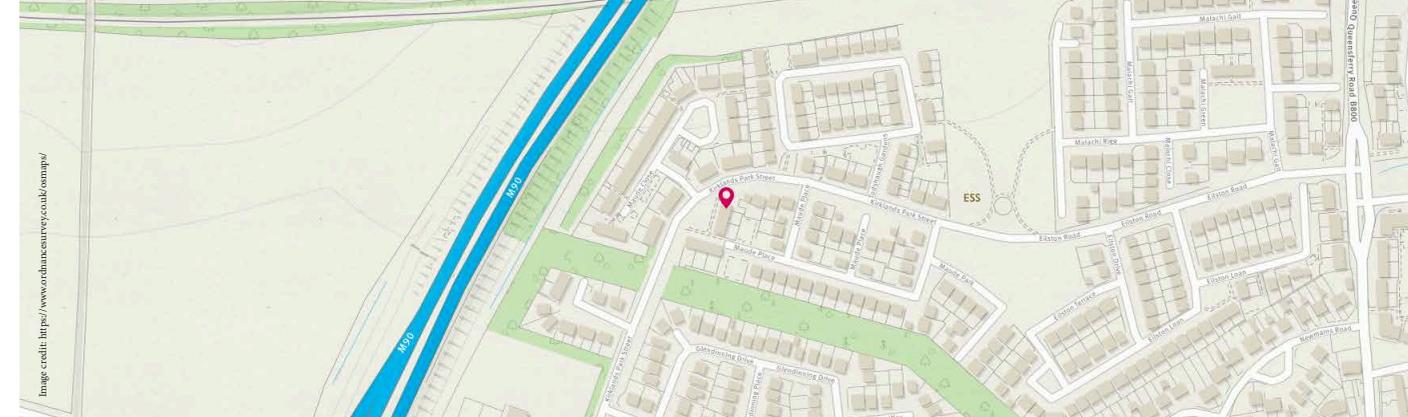
Externally the front garden is low maintenance, the secure back garden has a patio area and is also laid to lawn and comes with a summer house.

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

Early viewing is highly recommended.

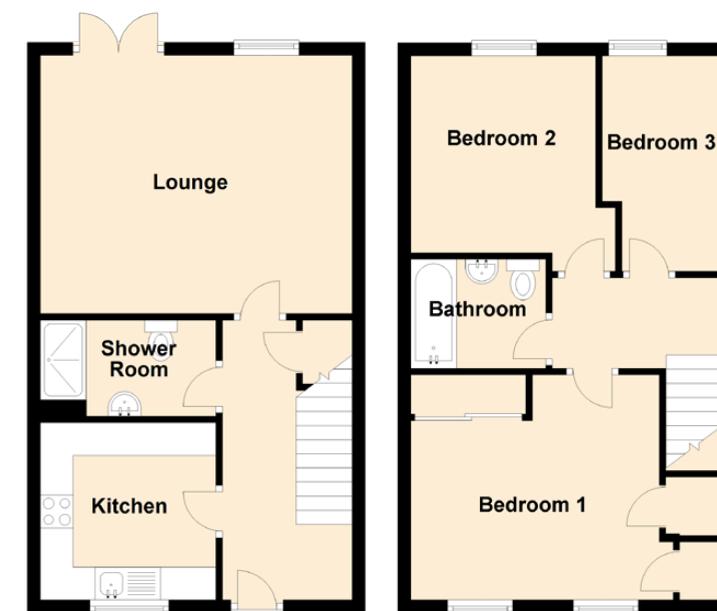


GREAT EMPHASIS HAS BEEN PLACED ON THE CREATION OF EASILY MANAGED AND FREE-FLOWING SPACE ON A BRIGHT AND FRESH LAYOUT



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.78m (15'8") x 3.95m (13')
Kitchen	2.71m (8'11") x 2.69m (8'10")
Bedroom 1	4.03m (13'3") x 3.44m (11'4")
Bedroom 2	3.33m (10'11") x 3.14m (10'4")
Bedroom 3	3.30m (10'10") x 1.86m (6'1")
Bathroom	2.07m (6'9") x 1.67m (5'6")
Shower Room	2.62m (8'7") x 1.47m (4'10")

Gross internal floor area (m²): 80m²

EPC Rating: C

Extras (Included in the sale): Chandeliers in the lounge, 3 bedrooms, hall and landing will be replaced with pendant light fittings.



THE CURRENT OWNERS HAVE LOOKED AFTER THIS FAMILY HOME, WHICH IS FIT FOR TODAY'S MODERN LIVING



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Text and description
GRAEME NIMMO
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer