



  
Solicitors & Estate Agents  
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17 Crawford Green

KIRKLISTON, EH29 9LD





## KIRKLISTON

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 before the advent of the motorway system which now 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. Conveniently located for easy access links to the Edinburgh city bypass.







## 17 CRAWFORD GREEN

Exceptional and beautifully presented, four bedrooms detached villa. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout over two floors. Recently constructed with today's family in mind, the property is finished to a high standard throughout.

Accommodation comprises on;

**GROUND FLOOR;** entrance hallway, bright airy front facing lounge, offering elegant proportions with a bay window to neat gardens. The kitchen has been beautifully fitted to include a good range of floor and wall mounted units, gas hob, built under oven, integrated fridge and freezer, making this the ideal kitchen for the aspiring chef.

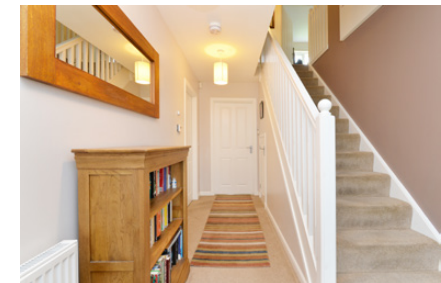
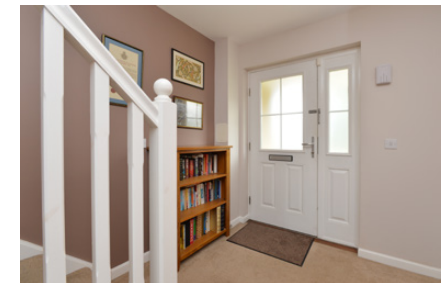
The breakfast peninsula divides the airy uplifting space into clear areas for dining and family room. French doors open to the gardens. Beyond the kitchen are the utility room and guest cloakroom with w.c.

Journey upstairs to the **FIRST FLOOR** where you will find four bedrooms with two benefiting from en-suite shower rooms and the Principle bedroom offers built-in storage. In the family bathroom on this level there is a three-piece bathroom with bath, separate shower cubicle, wash hand basin and WC.

Externally the house sits at the end of a cul-de-sac with an open outlook over parkland. A large mono-blocked driveway and double garage can accommodate several vehicles



off-road. The garden grounds to the front are mainly lawn with trees and bounded by mature beech hedging. The secure back garden is laid to lawn and also benefits from a patio area directly outside the French doors from the dining room. The garden to the side has been productively planted with fruit trees, this nurturing garden welcomes in autumn with rose-tinted fading flowers and trees in fiery foliage. The property is located in a sought after area within a modern development surrounded by similar properties and has been constructed to give the essence of modern contemporary living within an easy commute of the City. Presented immaculately and finished to a high standard, Viewing is highly recommended to appreciate this high calibre property.





KITCHEN/DINER







KITCHEN/DINER



## BEDROOM/EN-SUITE





## BEDROOMS/EN-SUITE



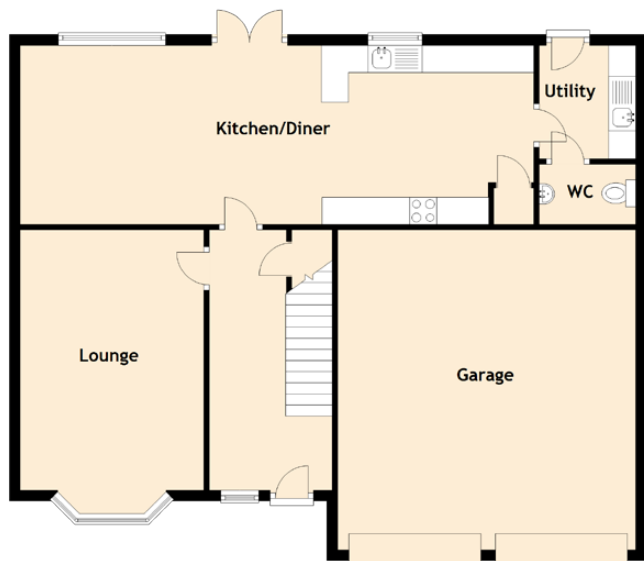




BATHROOM



# SPECIFICATIONS & DETAILS / FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

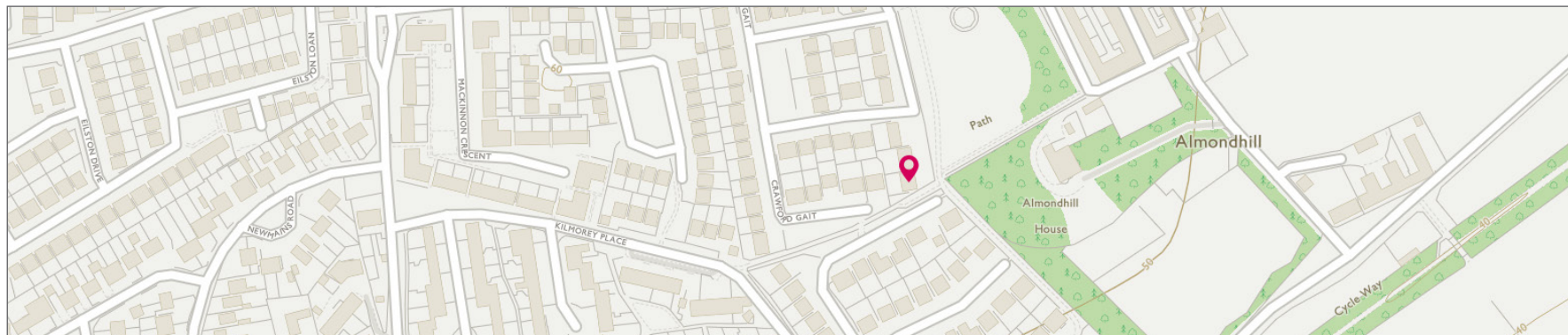
## Ground Floor

Lounge	4.80m (15'9") x 3.39m (11'1")
Kitchen/Diner	9.48m (31'1") x 3.28m (10'9")
Utility	2.09m (6'10") x 1.78m (5'10")
WC	1.78m (5'10") x 1.11m (3'8")
Garage	5.90m (19'4") x 5.50m (18'1")

## First Floor

Bedroom 1	4.27m (14') x 3.83m (12'7")
En-suite	2.29m (7'6") x 1.39m (4'7")
Bedroom 2	4.61m (15'1") x 2.66m (8'9")
En-suite	1.78m (5'10") x 1.78m (5'10")
Bedroom 3	3.15m (10'4") x 2.63m (8'8")
Bedroom 4	3.71m (12'2") x 2.75m (9')
Bathroom	2.63m (8'8") x 2.36m (7'9")

Gross internal floor area (m<sup>2</sup>): 148m<sup>2</sup> | EPC Rating: c





# McEwan Fraser Legal

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Text and description  
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 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer