

12 Glendinning Way

KIRKLISTON, EH29 9HH



*Generous four bedroom detached house
in a mature, family friendly, development*



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McEwan Fraser is delighted to present this generous four bedroom detached house to the market. The property enjoys a quiet position at the end of a cul-de-sac in a mature, family-friendly, development and has been occupied by the current owners since the initial construction. 12 Glendinning Way has been maintained to an exacting standard and has benefited from a large sunroom extension to the rear. Accommodation includes three public rooms, breakfasting kitchen, utility room, WC, integral garage, en-suite master bedroom, three further double bedrooms and main bathroom. Externally, the property has mature gardens front and rear alongside a two-car driveway.

THE LIVING ROOM



On entering the property, you find a wide welcoming hallway with WC under the stairs. The main living room is immediately to your right. A generous space, the living room is naturally bright and enjoys plenty of floor space for a variety of different furniture configurations. This will give an incoming purchaser plenty of flexibility to create their ideal entertaining space. An efficient working gas fire creates a natural focal point.

THE DINING ROOM & SUN ROOM



To the rear of the living room, double doors lead through to the dining room which can accommodate a large dining table and further supporting furniture. The dining room can also be accessed from the kitchen. Double door leads from the dining room into a large rear sunroom extension. The sunroom is triple aspect, very bright and a wonderful addition to the original living space. It can also be accessed directly from the kitchen. The sunroom has real potential as the main day to day living space.



The kitchen is comprised of a full range of base and wall mounted units that offer excellent preparation and storage space for the aspiring chef. The fridge freezer, gas hob and electric oven are integrated and space is provided for a free-standing dishwasher. Laundry facilities are found in the attached utility room.

THE KITCHEN





Moving up the stairs, the first-floor landing gives access to four double bedrooms, the main bathroom, and a large loft for additional storage. The large master bedroom sits above the reception room and boasts a large integrated wardrobe, ample floor space for a full suite of free-standing furniture and access to an en-suite shower room.

THE MASTER BEDROOM





The second double bedroom also faces the front of the property and is also a well-proportioned double bedroom with integrated wardrobes. Bedrooms three and four overlook the rear garden.

BEDROOM 2



BEDROOM 3



BEDROOM 4



The main bathroom has been fitted with a very large walk-in shower and a white suite.

Internal viewing is highly recommended.

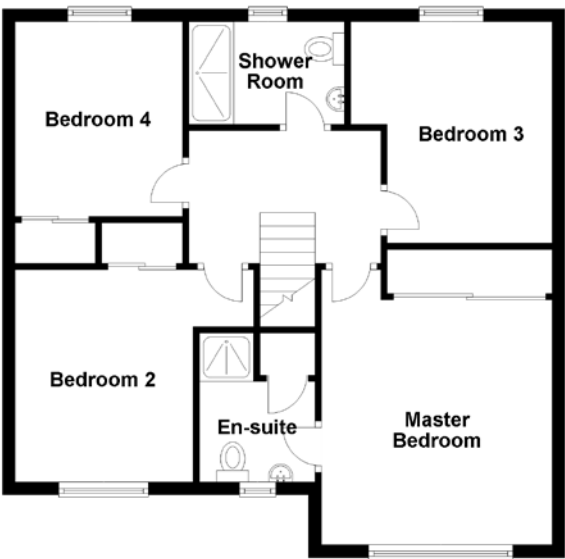
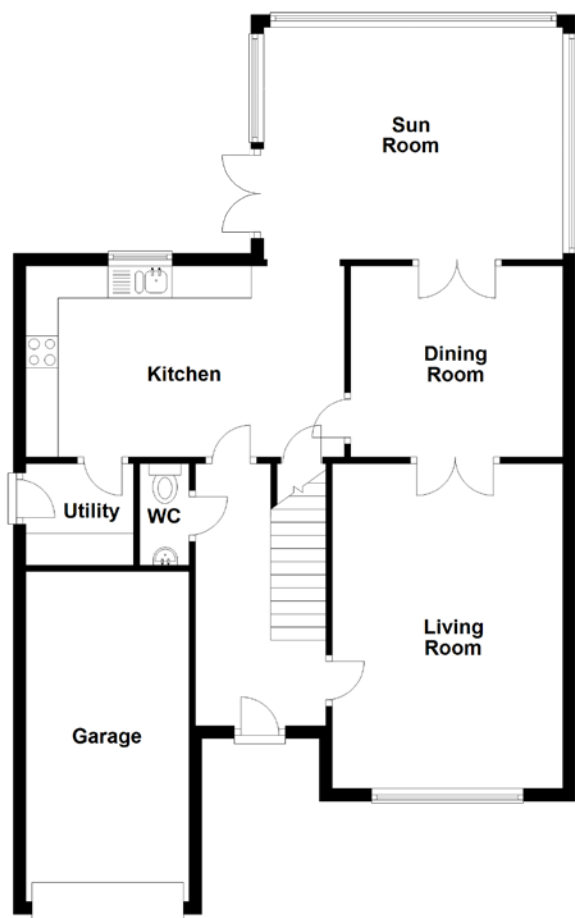
THE BATHROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

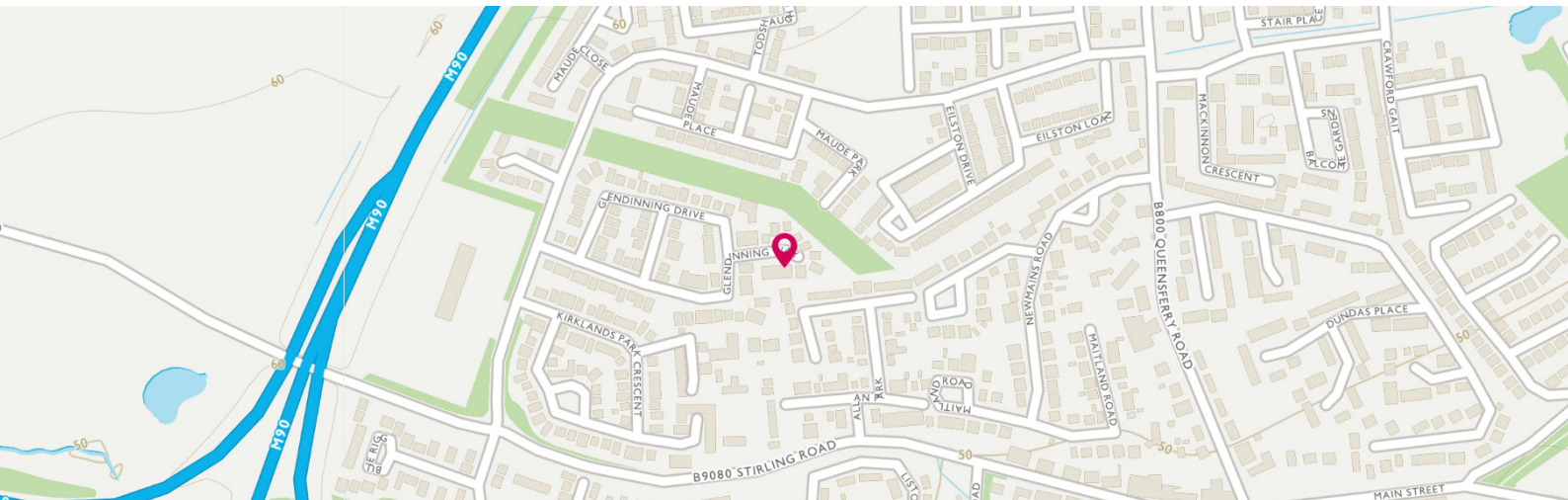


Approximate Dimensions
(Taken from the widest point)

Living Room	5.08m (16'8") x 3.61m (11'10")
Dining Room	3.32m (10'11") x 2.99m (9'10")
Sun Room	4.68m (15'4") x 3.63m (11'11")
Kitchen	4.98m (16'4") x 2.99m (9'10")
Utility	1.68m (5'6") x 1.59m (5'3")
WC	1.59m (5'3") x 0.85m (2'9")

Master Bedroom	4.30m (14'1") x 3.61m (11'10")
En-suite	2.33m (7'8") x 1.81m (5'11")
Bedroom 2	3.61m (11'10") x 3.40m (11'2")
Bedroom 3	3.46m (11'4") x 3.15m (10'4")
Bedroom 4	3.04m (10') x 2.63m (8'8")
Shower Room	2.43m (8') x 1.68m (5'6")
Garage	5.16m (16'11") x 2.55m (8'4")

Gross internal floor area (m²): 138m² | EPC Rating: C



THE LOCATION

Kirkliston is a beautiful semi-rural community, around 10 miles from Edinburgh city centre, which is conveniently located for easy access to the motorway network and just a few miles to the M9, M8 and the Queensferry Crossing. 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.



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