



*Modern Four Bedroom Detached House In
Edinburgh's Popular Suburb of Kirkliston*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this four-bedroom detached house in Kirkliston. The property is in walk-in condition having been bought as a new build home. The property has a desirable outlook to the front of the property being on the outskirts of the development.

THE LOUNGE



“flooded by natural light and is tastefully decorated”

THE KITCHEN & DINER



Internally, the property comprises of:

- Fully equipped kitchen dining room which is a modern space that is fully equipped with integrated appliances This includes dishwasher and fridge freezer. From the kitchen/dining room, you can access the utility room and the garden via the modern uPVC French doors.
- The utility room has a storage cupboard and provides access to the rear garden. This would serve very well as a muck room coming in from walks you can access the rear garden from the side gate of the property.
- Spacious living area which is flooded by natural light and is tastefully decorated and is presented in immaculate condition.
- To complete the downstairs rooms there is a two-piece WC which is situated under the stairs. Really taking advantage of the space on offer.
- The upstairs boasts four spacious bedrooms which include the principal bedroom that benefits from a three-piece en suite shower room and plenty of built-in storage cupboards. three further bedrooms are all double in size and come with various configurations with emphasis on the size of all four bedrooms.
- Both the main bathroom and en-suite shower room are finished to a high standard and are very well maintained by the current owner.
- Access to a spacious attic area that has excellent additional storage for all things clutter.



THE UTILITY & WC



THE MASTER BEDROOM & EN-SUITE



“ finished to a high standard
and are very well maintained ”



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM

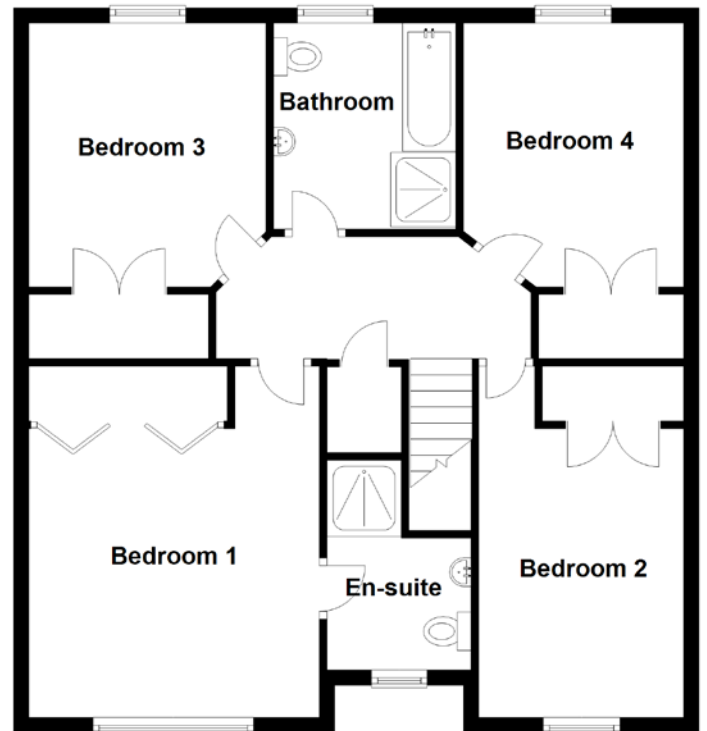
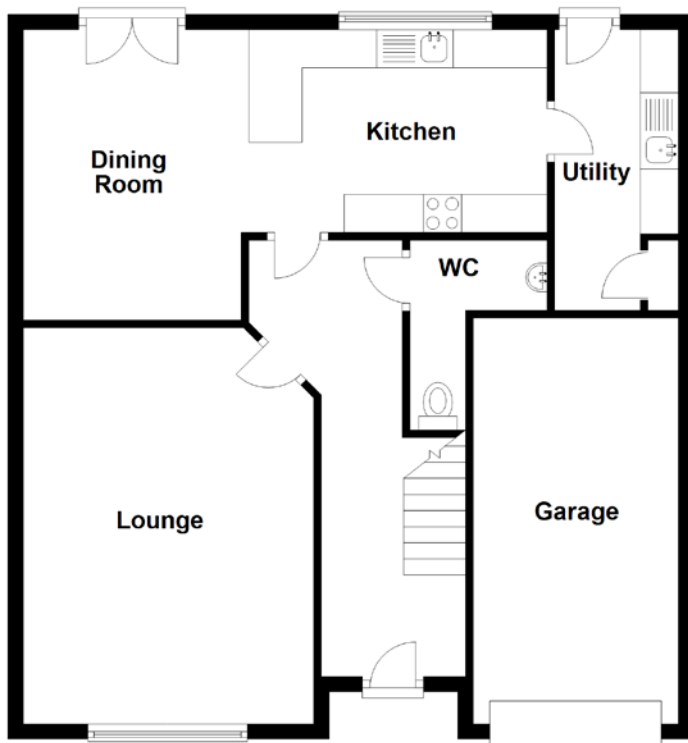


In addition to this, the property includes a single garage whereby the gas combination boiler is situated, a double driveway to the front and more than adequate on-street parking for visitors. This is a home ideal for a professional couple or family and given its modern build style will be cosy and cost-effective all year round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



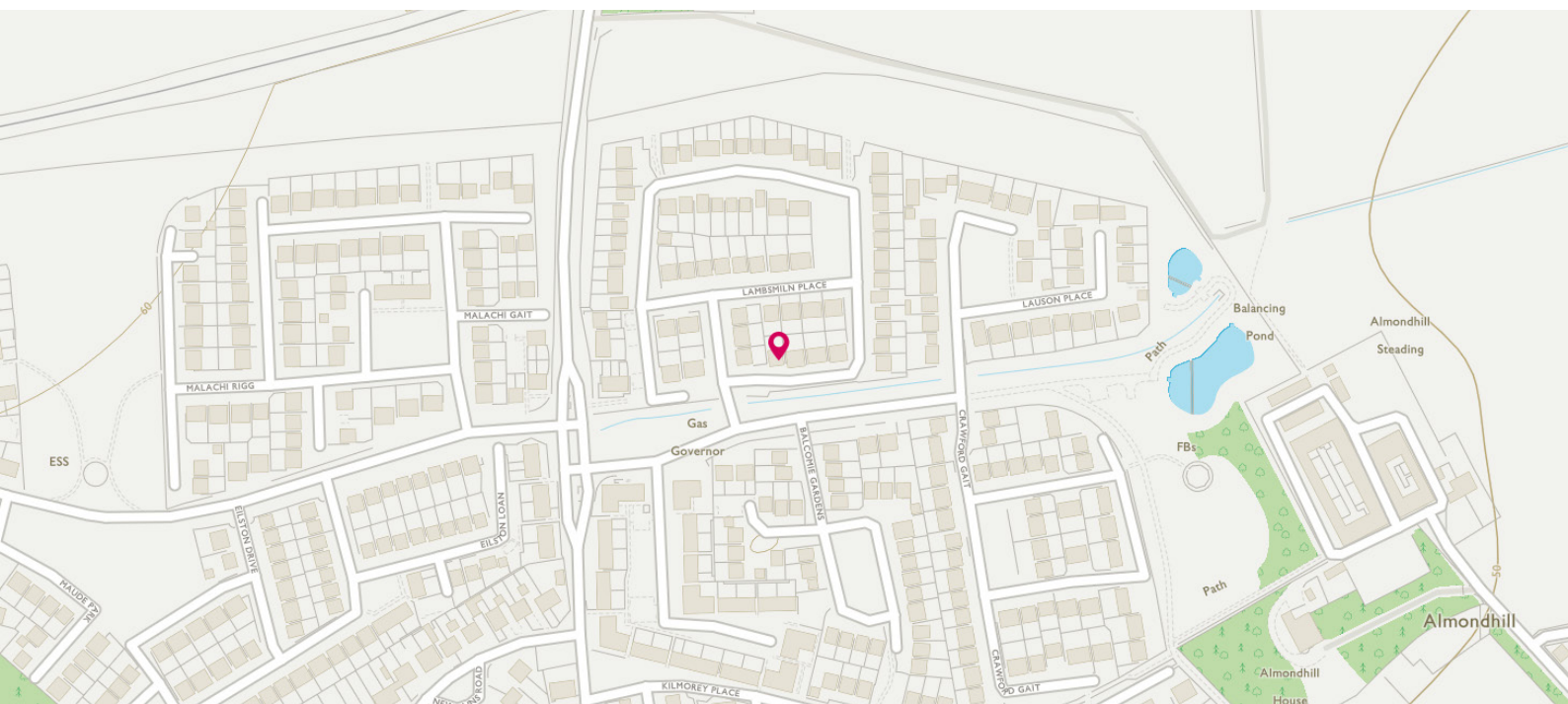
Approximate Dimensions (Taken from the widest point)

Lounge	5.18m (17') x 3.81m (12'6")
Kitchen	3.91m (12'10") x 2.66m (8'9")
Dining Room	3.81m (12'6") x 2.86m (9'5")
Utility	3.68m (12'1") x 1.62m (5'4")
WC	2.49m (8'2") x 1.80m (5'11")
Bedroom 1	4.60m (15'1") x 3.81m (12'6")
En-suite	2.75m (9') x 1.89m (6'2")

Bedroom 2	4.48m (14'8") x 2.50m (8'2")
Bedroom 3	3.46m (11'4") x 3.11m (10'2")
Bedroom 4	3.47m (11'5") x 2.78m (9'1")
Bathroom	2.70m (8'10") x 2.39m (7'10")
Garage	5.32m (17'5") x 2.69m (8'10")

Gross internal floor area (m²): 134m²

EPC Rating: B



THE LOCATION

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 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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