

89 Pikes Pool Drive

KIRKLISTON, EDINBURGH, EH29 9GH



*Spacious Five Bedroom Detached House In
Edinburgh's Sought After Area of Kirkliston*



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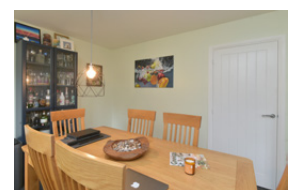


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McEwan Fraser Legal is delighted to present this five-bedroom detached family home in Edinburgh's sought-after area of Kirkliston. The house is in excellent condition having been well maintained by the current owners.

THE KITCHEN/DINER



The first floor boasts a large kitchen dining room, well-equipped with a gas hob, fan oven, dishwasher, and integrated fridge freezer. This generous space is perfect for family meals and entertaining.

THE LIVING ROOM



The spacious living room features a Juliet balcony with a south-easterly aspect, allowing natural light to flood the room and providing a pleasant view.





The property includes five bedrooms of varying sizes, offering flexibility for family members and guests. The master bedroom benefits from integrated wardrobes and an en suite shower room, providing a private retreat. One of the additional bedrooms is perfectly suited to serve as a home office space, catering to remote work or study needs.

A main family bathroom serves the additional bedrooms, ensuring convenience and comfort for the household.

THE BATHROOM



BEDROOM 1



The master bedroom benefits from integrated wardrobes and an en suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



The ground floor includes a WC and a practical utility/boot room, providing access to the rear garden and equipped with washing facilities. This space is ideal for managing household chores and outdoor gear.

THE UTILITY & WC



- Single drive and garage, providing secure parking and additional storage
- Gas central heating for efficient and reliable warmth
- Full double-glazed windows, enhancing energy efficiency and comfort year-round

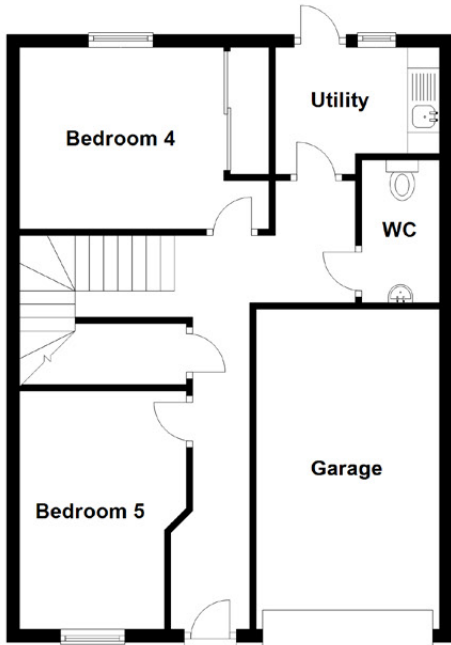
EXTERNALS



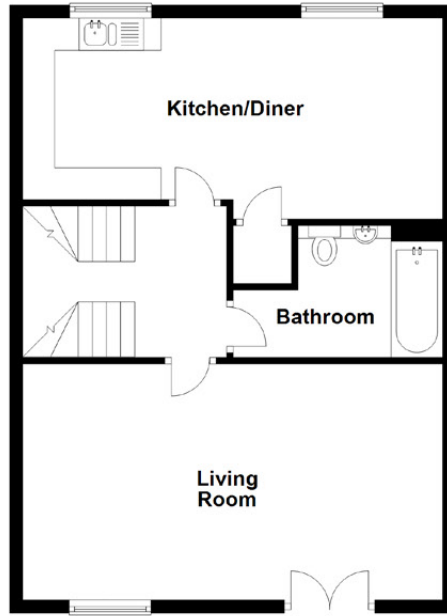
This five-bedroom detached family home offers a blend of generous living spaces, modern kitchen amenities, and practical features, making it an excellent choice for a comfortable and cost-effective family lifestyle.

FLOOR PLAN, DIMENSIONS & MAP

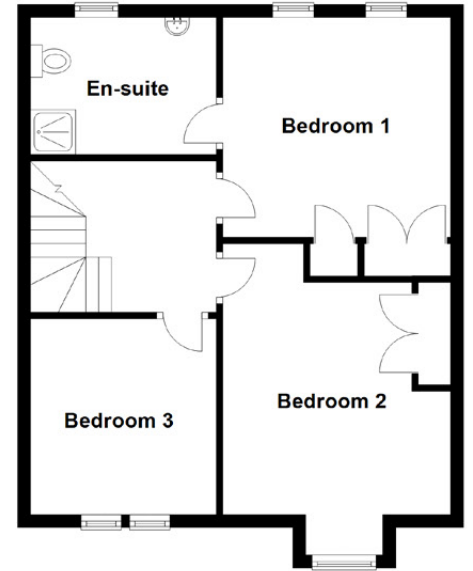
Ground Floor



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor

Utility	2.55m (8'4") x 1.97m (6'6")
WC	2.21m (7'3") x 1.21m (4')
Bedroom 4	3.87m (12'8") x 2.82m (9'3")
Bedroom 5	3.70m (12'2") x 2.59m (8'6")
Garage	4.97m (16'4") x 2.85m (9'4")

First Floor

Living Room	6.55m (21'6") x 3.66m (12')
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Kitchen/Diner
Bathroom

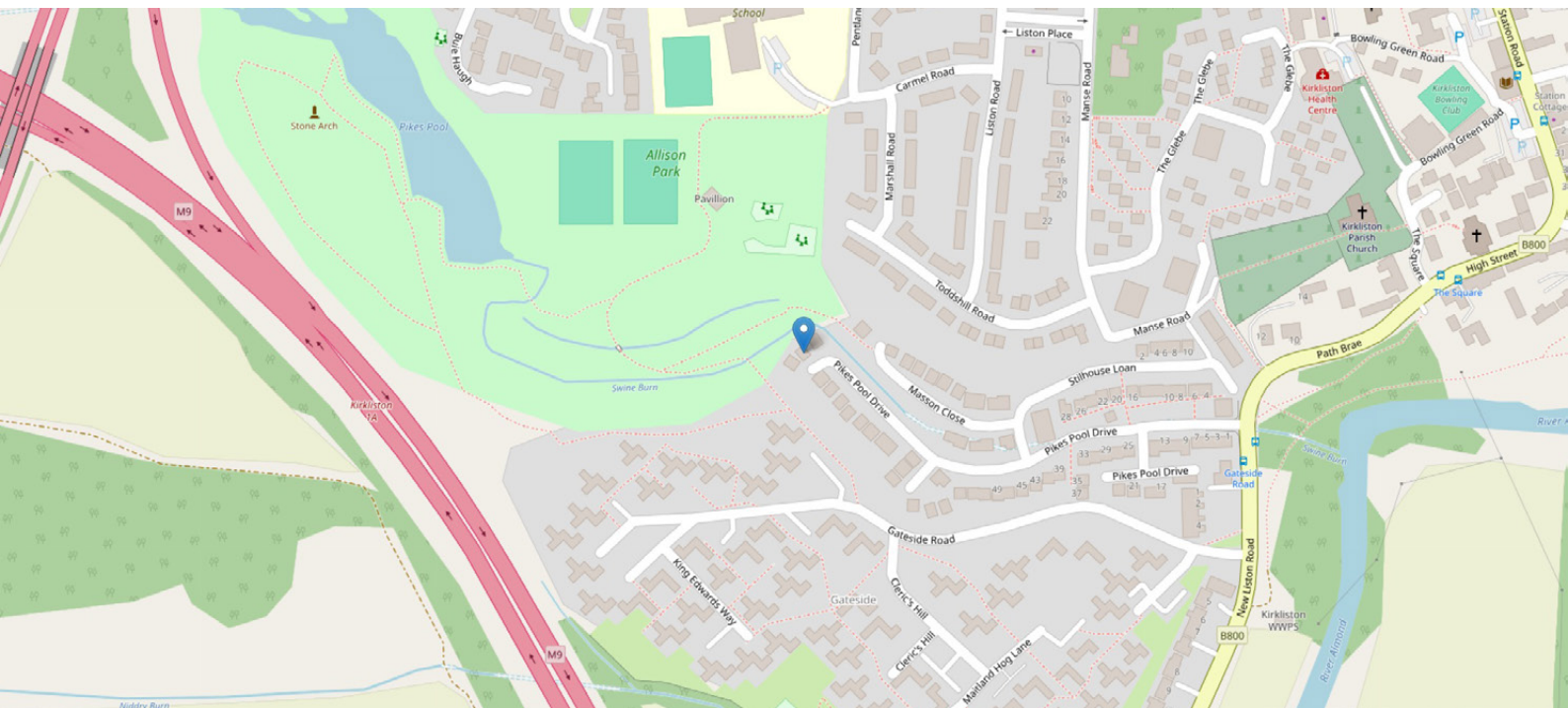
6.55m (21'6") x 3.12m (10'3")
3.25m (10'8") x 2.05m (6'9")

Second Floor

Bedroom 1	3.54m (11'7") x 3.41m (11'2")
En-suite	2.89m (9'6") x 2.13m (7')
Bedroom 2	3.91m (12'10") x 3.54m (11'7")
Bedroom 3	3.04m (10') x 2.89m (9'6")

Gross internal floor area (m²): 151m²

EPC Rating: C



THE LOCATION

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. That was before the advent of the motorway system which 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. Kirkliston is also conveniently located for easy access links to the Edinburgh city bypass.



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