



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**45 Station Road**

KIRKLISTON, EH29 9BB





# KIRKLISTON

EH29 9BB

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



# 45 STATION ROAD

KIRKLISTON, EH29 9BB

McEwan Fraser Legal is delighted to present this two-bedroom upper flat to the open market.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different furniture configurations and a feature fireplace.

The kitchen comes with floor to ceiling units, hob, hood, oven, space for fridge freezer. Additional storage cupboards.

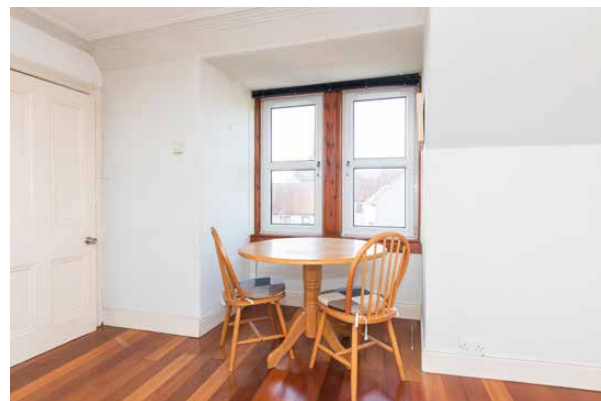
There are two double bedrooms both allowing for free standing furniture and different furniture configurations.

The bathroom comes with electric shower over bath, wash hand basin and WC.

Externally, the property has use of a large communal garden to the rear.

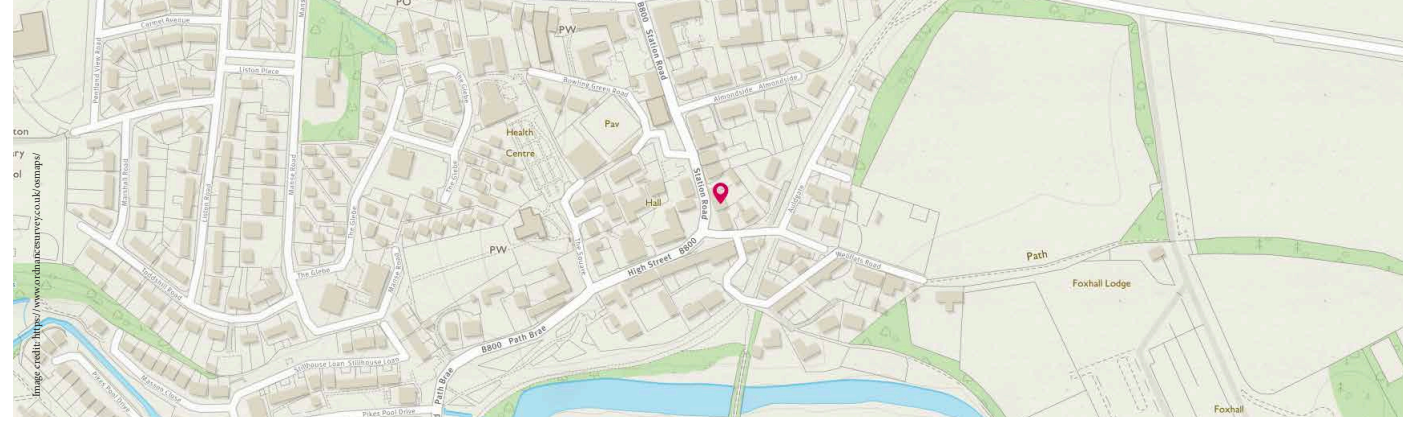
The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended.



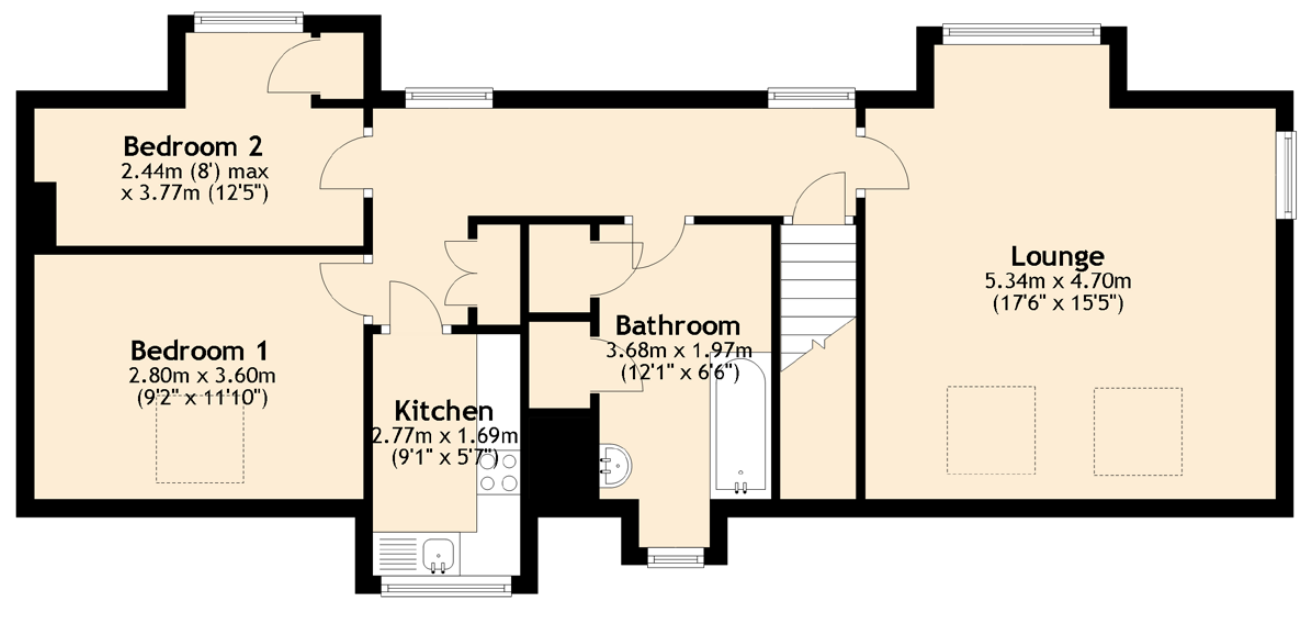
KIRKLISTON IS A BEAUTIFUL RURAL COMMUNITY JUST TEN MILES FROM EDINBURGH CITY CENTRE





## SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



DELIGHTED TO PRESENT THIS TWO-BEDROOM UPPER FLAT TO THE OPEN MARKET




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**Part  
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