




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

5 Malachi Rigg

KIRKLISTON, EH29 9FS

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Malachi Rigg

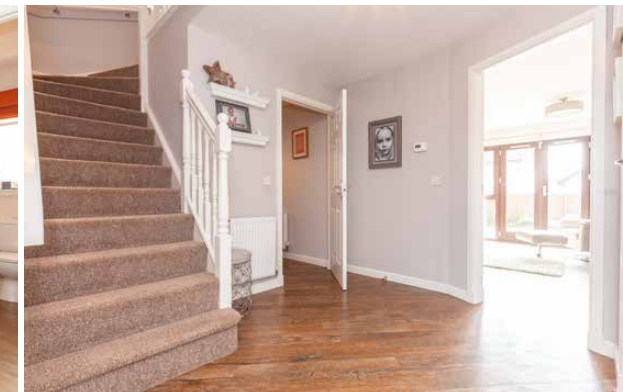
Fantastic five bedroom family home.

McEwan Fraser Legal are delighted to bring to the open market this five-bedroom detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs. In more detail, the property consists of a welcoming hallway with ample storage. The downstairs cloakroom comes with wash hand basin and W/C. The bright and airy lounge allows for free standing furniture and different configurations. It also benefits from a deep storage cupboard. The kitchen/dining/family room is the heartbeat of the property. Floor to ceiling units provides excellent storage, hob, hood, double oven, integrated dishwasher and space for free standing fridge freezer as well as ample worktop space. Further space for large dining table and other furniture you would expect to find in the family area and access to the back garden. The utility room provides additional storage and space for washing machine, tumble dryer and also provides access to the back garden. On the upper level, access to the attic can be found as well as further storage. There are five good sized rooms, all bright and airy and all benefiting from built-in storage. The master also benefits from an en suite with walk-in shower, wash hand basin and W/C. Bedrooms two and three also benefit from Jack and Jill en suite facilities comprising a walk-in shower, wash hand basin and W/C. The family bathroom completes the property internally with walk-in shower, bath, wash hand basin and W/C.

Externally the front garden is laid to law, there is a driveway leading to a double garage with power and light. The secure large back garden is mostly laid to lawn and has a decked area.

The property also benefits from gas central heating, double glazing and alarm system.

Early viewing is highly recommended.





specifications

floor plan and property location

Kirkliston

EH29 9FS

Approximate Dimensions (Taken from the widest point)

Living Room	5.27m (17'3") x 3.77m (12'4")
Family Room	5.70m (18'8") x 3.85m (12'8")
WC	2.00m (6'7") x 1.72m (5'8")
Kitchen	4.72m (15'6") x 4.34m (14'3")
Utility	1.83m (6') x 1.60m (5'3")
Garage	5.10m (16'9") x 5.00m (16'5")
Bedroom 1	5.30m (17'5") x 3.78m (12'5")
Bedroom 2	3.78m (12'5") x 3.48m (11'5")
Bedroom 3	3.43m (11'3") x 2.72m (8'11")
Bedroom 4	3.48m (11'5") x 3.00m (9'10")
Bedroom 5	3.48m (11'5") x 3.00m (9'10")
Bathroom	3.86m (12'8") x 1.62m (5'4")
En-suite	3.00m (9'10") x 1.44m (4'9")
En-suite	2.60m (8'6") x 1.88m (6'2")

Gross internal floor area (m²): 188m² | EPC Rating: B

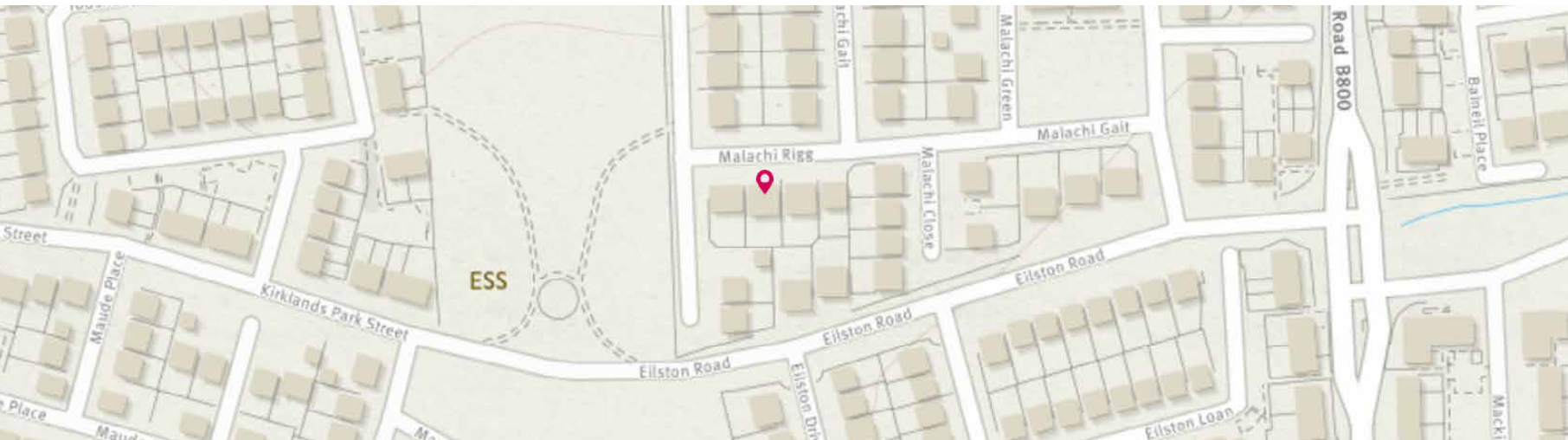


Image credit: <https://www.edinvaas.com/property/>



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.




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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
GRAEME NIMMO
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer