

# 5 Carmel Road

KIRKLISTON, EH29 9DD



*SPACIOUS 2 BED MID-TERRACE HOUSE WITH  
A LARGE SOUTH-FACING REAR GARDEN*



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McEwan Fraser Legal is delighted to present this 2 bedroom mid-terrace house in the sought-after town of Kirkliston. This charming home offers balanced accommodation over two floors with a large two-car driveway and a large south-facing garden to the rear, perfect for families.

You enter the property into a bright hallway with the living room immediately to your left. This dual-aspect room provides floods of natural light from both sides and plenty of room for various configurations of furniture. The newly receded fireplace allows more floor space and provides a sleek flow through the room. The rear section provides ample area for a dining table set up, perfect for entertaining guests.

At the end of the hall you will find the modern kitchen with integrated gas hob and oven, with an abundance of counter and cupboard space. The ideal kitchen for a keen cook!











Making your way up the stairs you are presented with a three-piece bathroom suite and two bedrooms. The larger of the two, at the front of the house, has two windows providing copious amounts of natural light and two cupboards for storage. The second bedroom has recently been brought to a blank canvas ready for you to put your own stamp on the room.

This is a rare opportunity to acquire a home in a fantastic location. Early viewing is advised as this property will not be on the market for long!







**bedroom 1**



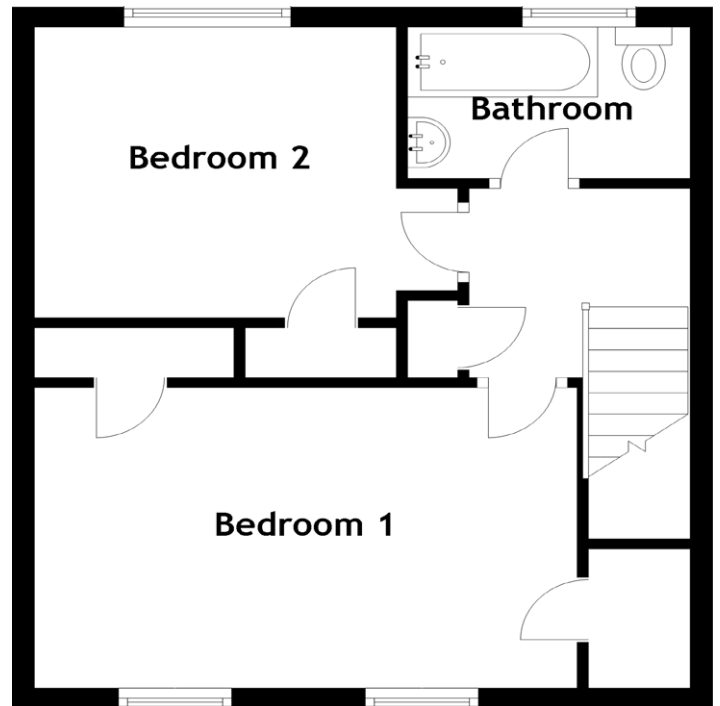
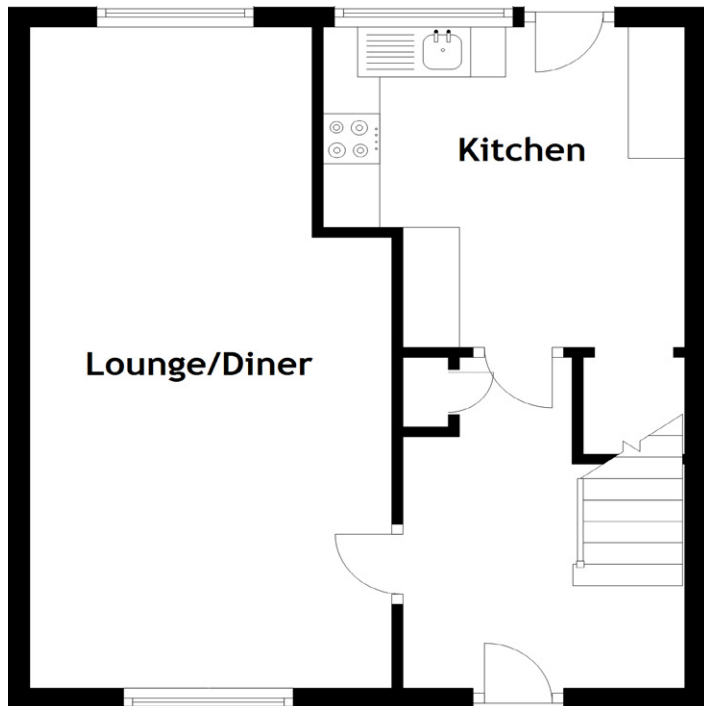




**bedroom 2**







Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	6.60m (21'8") x 3.20m (10'6")	Bathroom	2.50m (8'2") x 1.51m (5')
Kitchen	3.20m (10'6") x 3.20m (10'6")		
Bedroom 1	4.80m (15'9") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 76m <sup>2</sup>	
Bedroom 2	3.20m (10'6") x 2.90m (9'6")	EPC Rating: C	

## Floor Plan









Kirkliston is a small town approximately ten 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.

## The Location



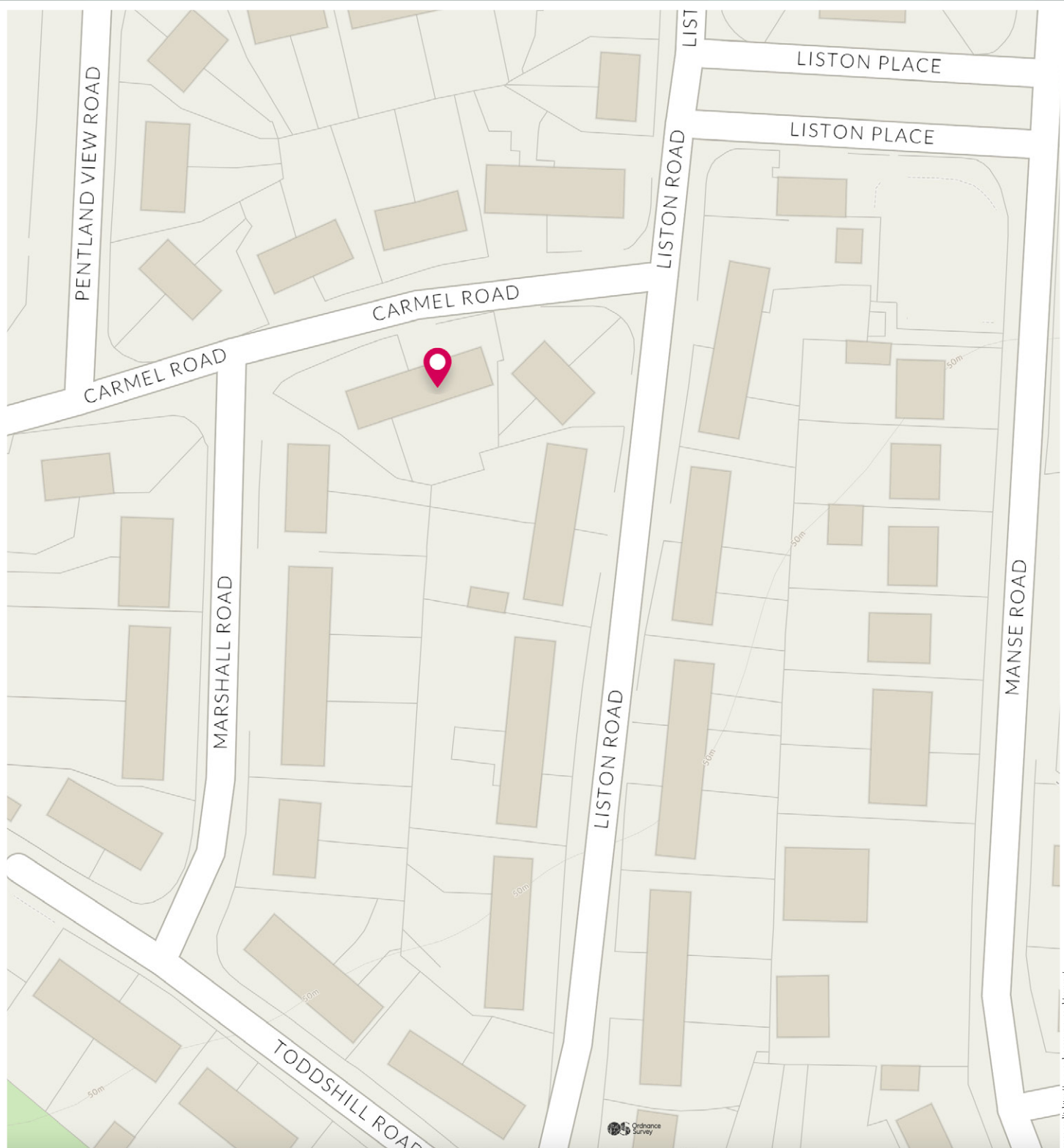


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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