

# 7 Pikes Pool Drive

KIRKLISTON, EH29 9GH



THREE-BEDROOM END-TERRACE TOWNHOUSE



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Part exchange available! McEwan Fraser is delighted to present this stunning three-bedroom end-terrace townhouse to the market. The property enjoys excellent proportions over three floors which include three double bedrooms, a study, a generous living room, a dining kitchen, a master bathroom, and an en-suite shower room.

Further benefits include gas central heating, double glazing, a garage, and a sunny south-facing rear garden. The property is presented to the market in superb condition and internal viewing is highly recommended.

Entering the property, you find a wide welcoming hallway that is finished with tiled flooring and bold contemporary décor. You get an immediate sense of quality which continues throughout the property. The ground floor includes a study, a cloakroom, and a spacious dining kitchen that has access to the rear garden. The kitchen has a full range of base and wall-mounted units that are topped with contrasting work-surfaces and set against a tiled splash-back. Gas hob, electric oven, and fridge freezer are integrated. Space is provided for a free-standing dishwasher.









Climbing the stairs, the first-floor landing gives access to the living room and an en-suite double bedroom. The front-facing living room is bright and spacious with French doors opening onto a Juliet balcony. There is plenty of space for a large suite and a full range of supporting furniture. The bedroom on this floor is a well-proportioned double with an integrated wardrobe. The adjacent en-suite shower room has been upgraded with stunning contemporary tiling and matt black fittings.







**Bedroom 3**







The upper landing gives access to two further double bedrooms and the master bathroom. Bedroom one is a large double bedroom with integrated storage and ample floor space for a large bed and plenty of free-standing furniture. Bedroom two is a further generous double. The bathroom is partially tiled and finished with a three-piece white suite.







**Bedroom 1**







**Bedroom 2**

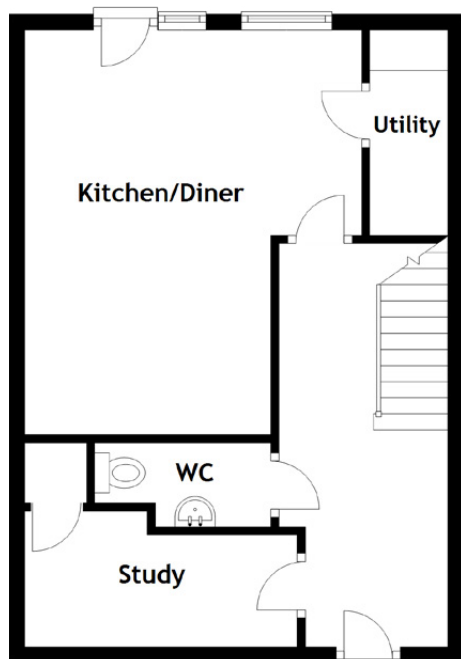




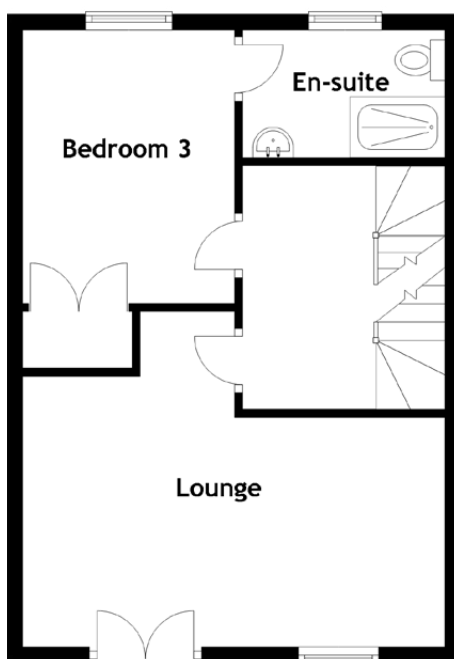
[CLICK HERE FOR VIRTUAL TOUR](#)



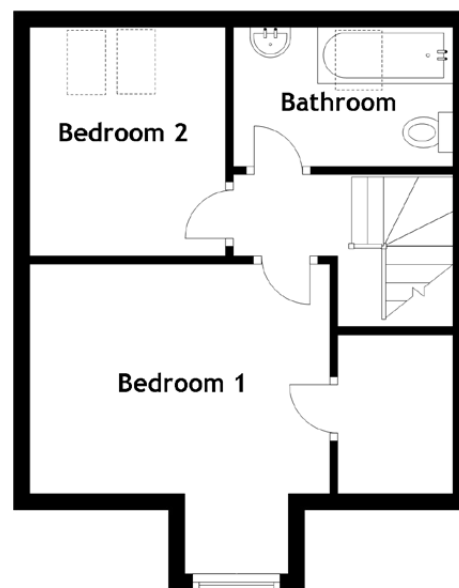
**Ground Floor**



**First Floor**



**Second Floor**



Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.03m (16'6") x 4.19m (13'9")	Bedroom 1	3.85m (12'8") x 3.73m (12'3")
Utility	2.55m (8'4") x 0.97m (3'2")	Bedroom 2	2.85m (9'4") x 2.43m (8')
Study	3.21m (10'6") x 1.40m (4'7")	Bathroom	2.73m (8'11") x 1.73m (5'8")
WC	2.19m (7'2") x 1.04m (3'5")	Gross internal floor area (m <sup>2</sup> ): 111m <sup>2</sup>	
Lounge	5.26m (17'3") x 4.17m (13'8")	EPC Rating: C	
Bedroom 3	3.40m (11'2") x 2.64m (8'8")		
En-suite	2.52m (8'3") x 1.58m (5'2")		





Externally, there is ample on-street parking for residents and visitors. The rear garden is directly south facing meaning it gets the sun all day. A lovely patio gives entertaining space and the garden is finished with artificial grass for ease of maintenance. A gate to the rear of the garden leads to the garage.







Kirkliston is a beautiful semi-rural community, around 10 miles from Edinburgh city centre, which is conveniently located for easy access to the motorway network and just a few miles to the M9, M8 and the Queensferry Crossing. Dalmeny Train Station is approximately three miles away making travelling to Edinburgh city centre and throughout Scotland straight forward.

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.



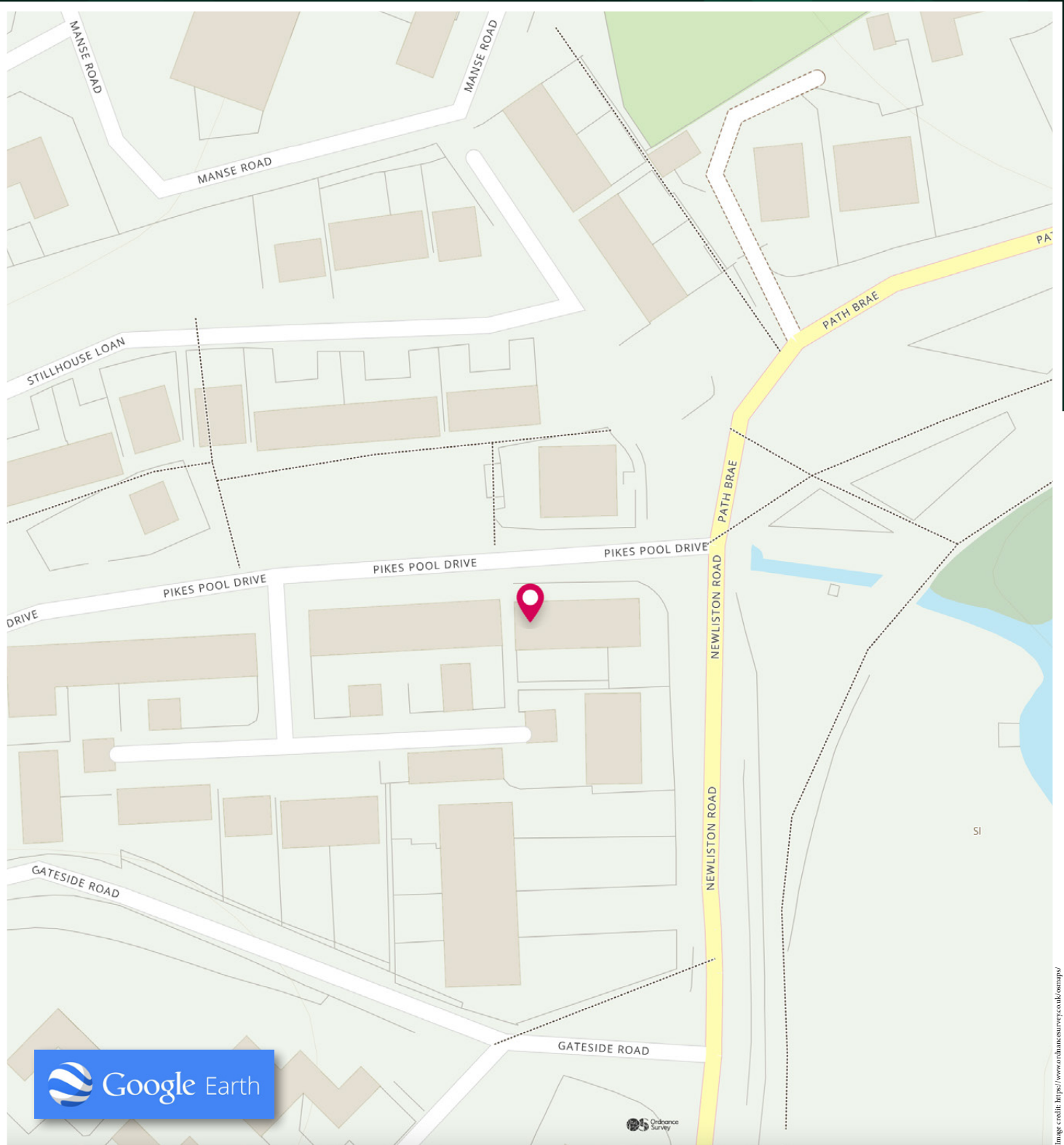


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.