

3 Kirklands Park Crescent

KIRKLISTON, EDINBURGH, EH29 9EP



*SPACIOUS AND VERSATILE THREE-
BEDROOM DETACHED VILLA*



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McEwan Fraser Legal is delighted to present this spacious and versatile three-bedroom detached villa, occupying an attractive position within the ever-popular village of Kirkliston. Offering flexible accommodation over two levels, generous living space and a private enclosed garden, this is an excellent family home presented in move-in condition.

The accommodation opens with a welcoming entrance hallway, complete with useful understairs storage and a convenient ground-floor WC. The bright bay-windowed lounge is an inviting space to relax and flows seamlessly into the adjoining dining room, creating an excellent layout for both everyday family life and entertaining.

The Property







To the rear, a generous conservatory extends the living accommodation further, providing a wonderful additional reception space with direct access to the garden and enjoying pleasant views over the rear garden throughout the seasons.





The separate kitchen is well-appointed with an excellent range of base and wall-mounted units, offering generous worktop space alongside a mixture of integrated and freestanding appliances, ensuring it is both practical and functional for modern family living.





One of the property's most appealing features is its flexible layout, with a well-proportioned double bedroom located on the ground floor. This versatile room is currently used as a home office, but would also make an ideal playroom or snug, depending on the needs of the new owner.





Upstairs, the landing provides additional storage and leads to two further generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the family bathroom is fitted with a white suite incorporating a jacuzzi bath with shower over, creating a relaxing space at the end of the day.





Bedroom 2

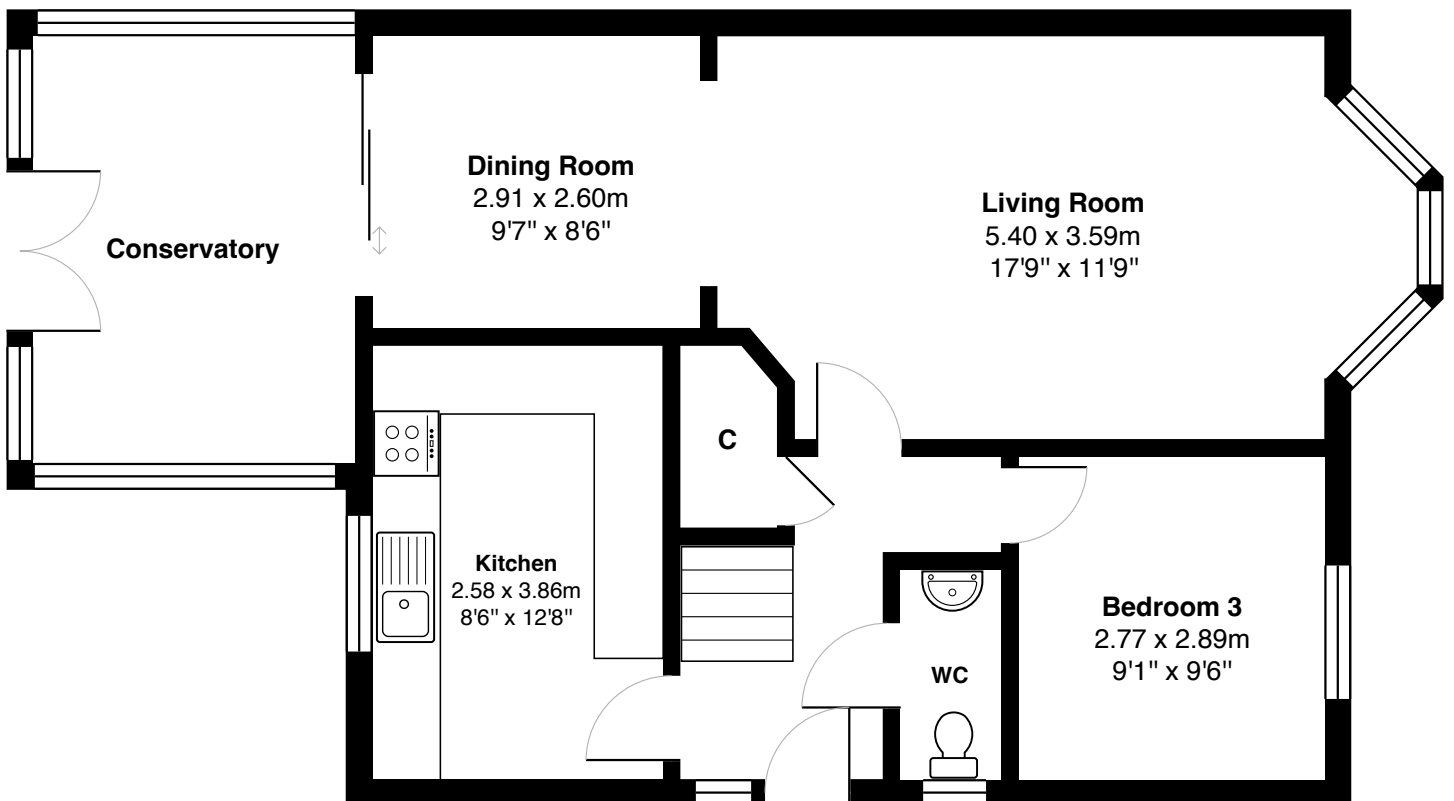
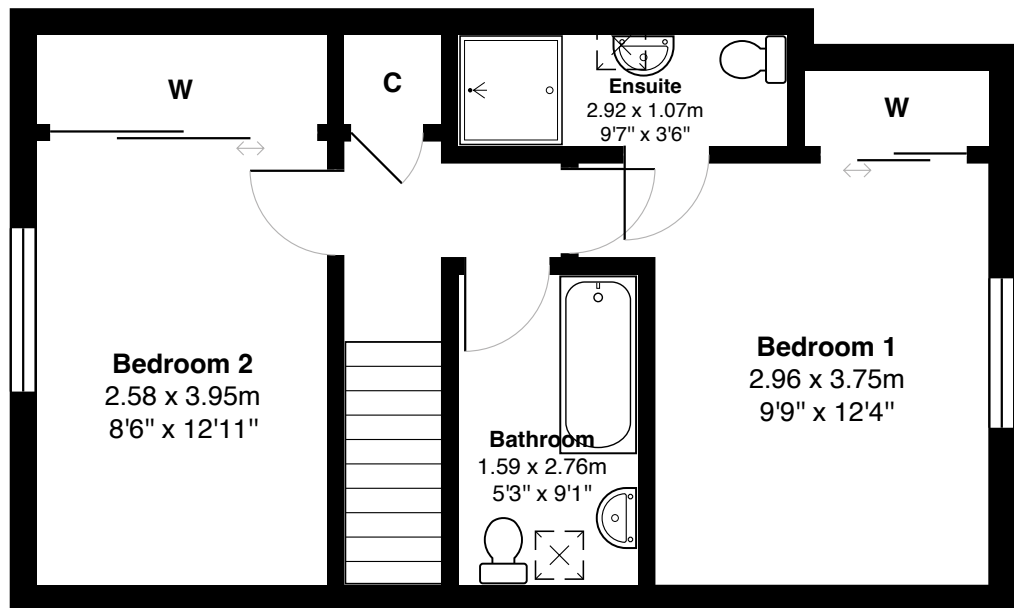




The property is heated by an air source heat pump, supported by solar panels with battery storage and double glazing throughout. This combination ensures year-round comfort and excellent energy efficiency.



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Gross internal floor area (m²): 107m²

EPC Rating: B



Externally, the property enjoys attractive gardens to both the front and rear. The neat front garden creates an appealing first impression, while the fully enclosed rear garden has been designed with family living in mind, offering a combination of lawn and patio, perfect for children and pets to enjoy safely or for outdoor dining and entertaining during the warmer months. A shed and a greenhouse will stay with the property and the private driveway offers convenient off-street parking for multiple vehicles.

Overall, this is a spacious, flexible and well-maintained family home in a highly desirable village location, offering the perfect balance of generous accommodation, outdoor space and excellent commuter links into Edinburgh and beyond.

The Property





Kirklands Park Crescent enjoys a peaceful setting within a modern development on the edge of Kirkliston, offering semi-rural living with outstanding connectivity. The village provides shops, cafés, restaurants, a supermarket, pharmacy, medical centre, and leisure facilities. Nearby South Queensferry offers further shopping and waterfront dining, while The Gyle Centre, Hermiston Gait, and Edinburgh city centre are within a short drive.

Outdoor enthusiasts can enjoy scenic walking and cycling routes, with coastline at South Queensferry, the historic Forth Bridges, and several golf courses close at hand. Commuters are well served, with Edinburgh Airport, the M8, M9, and City Bypass easily accessible, plus regular bus services and nearby Dalmeny and Edinburgh Park railway stations offering fast rail links across the central belt.

Families benefit from highly regarded local schooling and an excellent choice of independent schools near Edinburgh. Combining modern convenience, excellent transport links, and an attractive village setting, Kirklands Park Crescent offers a high quality of life within easy reach of the capital.

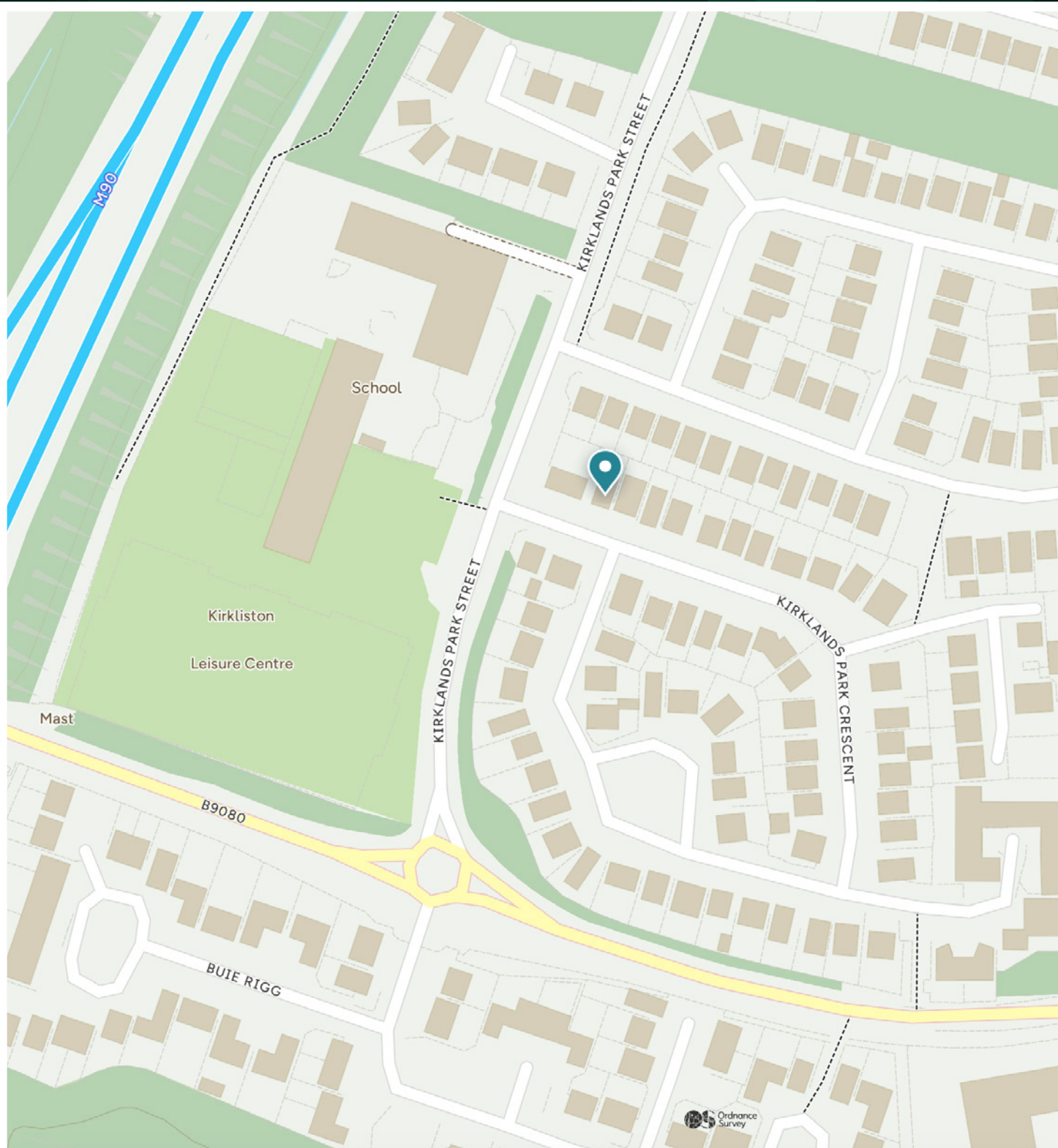


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