

19 Kirklands Park Crescent

KIRKLISTON, EDINBURGH, EH29 9EP



*STUNNINGLY PRESENTED FOUR BED
DETACHED HOME IN KIRKLISTON*



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McEwan Fraser Legal is delighted to present this four-bedroom home in Kirkliston. The property is in walk-in condition and is presented in immaculate condition, perfect for a family home outside the city, but keeping easy access in.

Internally the home briefly comprises of an entrance hall leading into the very generously sized, dual-aspect, living room and dining room with hardwood floors and sliding doors into the garden. Round the hall from this and you will find the large kitchen with both an electric induction hob, a gas ring, integrated oven and ample worktop space for the keen cook. On this level, you will also find a study, currently outfitted as a music room and the modern downstairs two-piece WC.





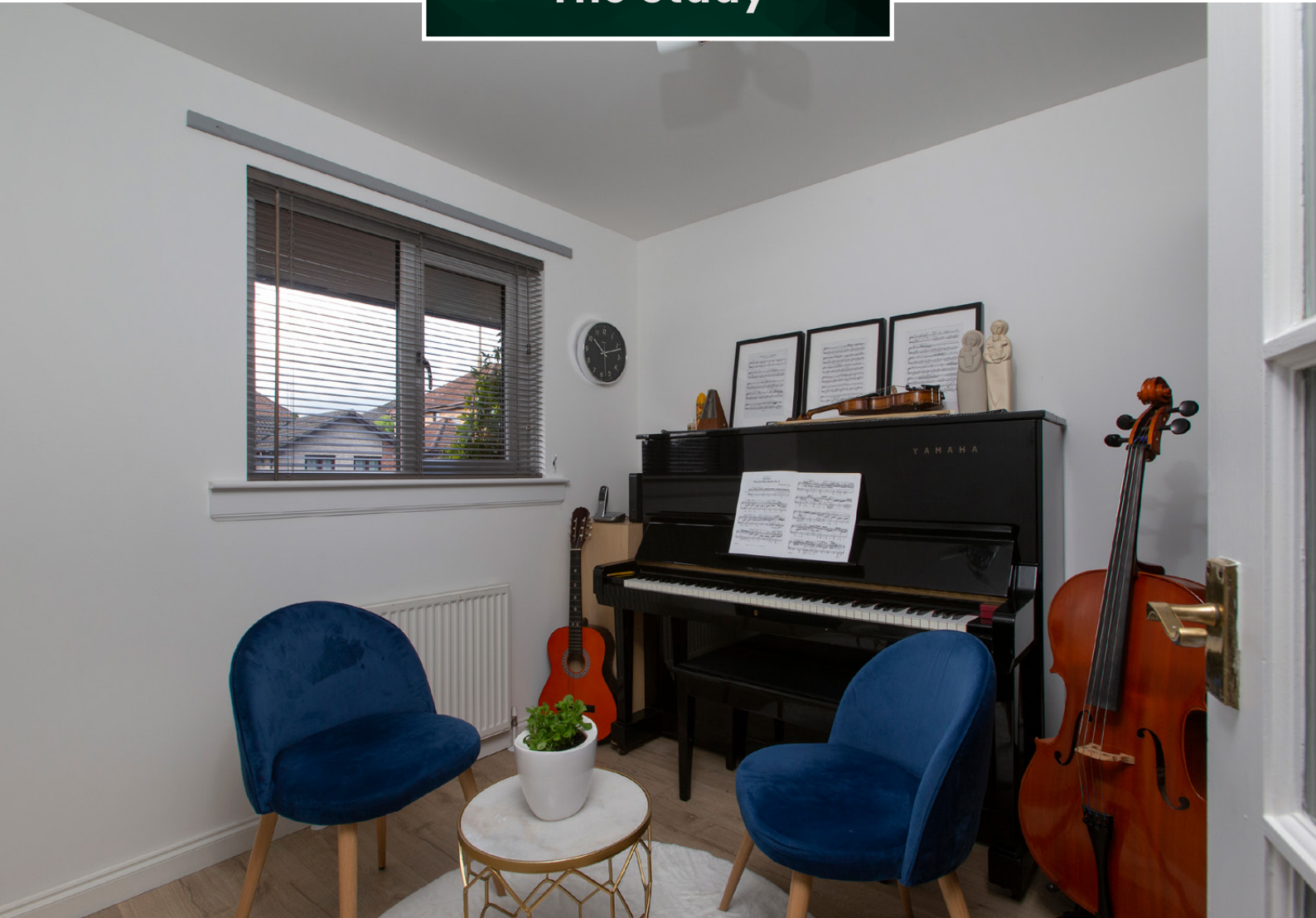


The Kitchen





The Study







Upstairs you find four double bedrooms, one currently used as a walk-in wardrobe and the master with an en-suite, all in superb condition. The family bathroom is also found on this level.







Bedroom 2





Bedroom 3

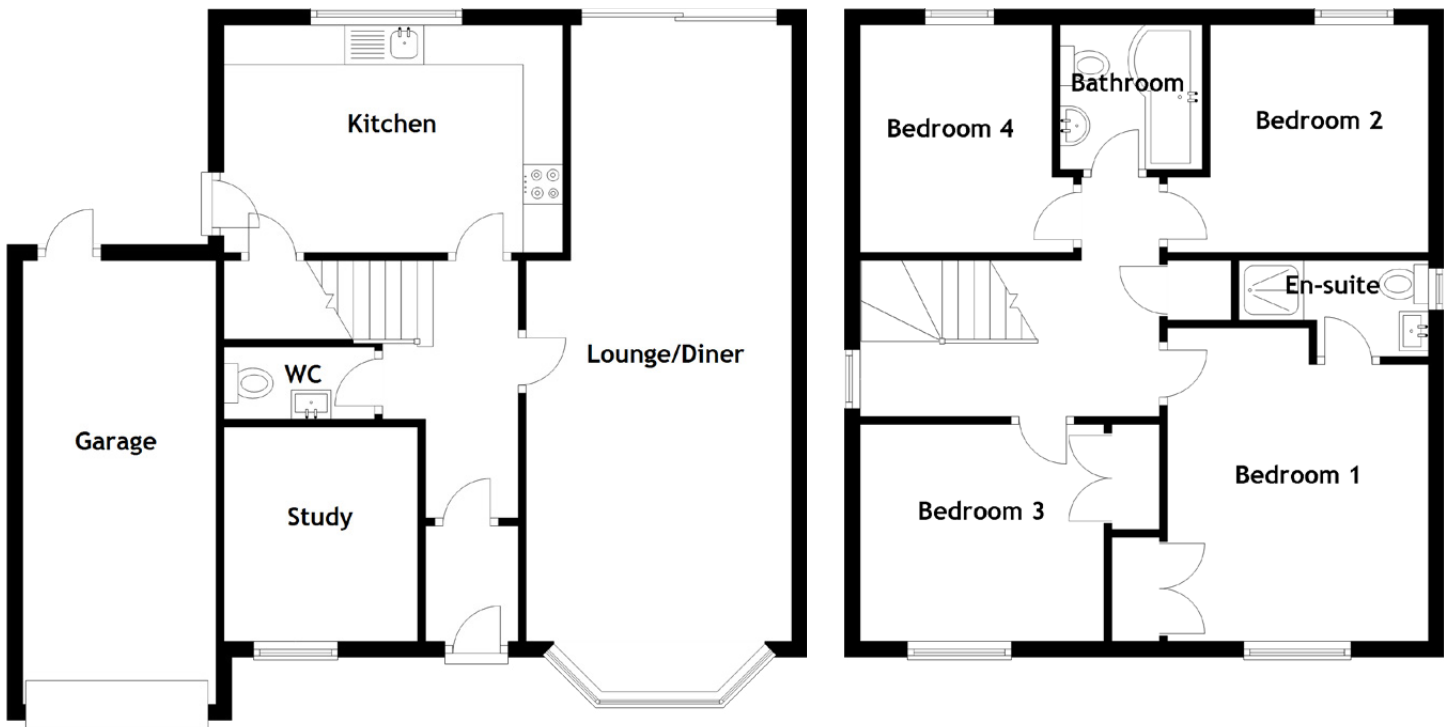




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	7.80m (25'7") x 3.36m (11')	Bedroom 4	2.88m (9'5") x 2.43m (8')
Kitchen	4.29m (14'1") x 2.88m (9'5")	Bathroom	1.83m (6') x 1.80m (5'11")
WC	1.91m (6'3") x 0.91m (3')	En-suite	2.40m (7'10") x 1.22m (4')
Study	2.71m (8'11") x 2.45m (8'1")	Garage	5.62m (18'5") x 2.44m (8')
Bedroom 1	4.01m (13'2") x 3.30m (10'10")	Gross internal floor area (m ²): 114m ²	
Bedroom 2	3.30m (10'10") x 2.88m (9'5")	EPC Rating: C	
Bedroom 3	3.08m (10'1") x 2.75m (9')		



In addition to this, the property includes a single garage and a two-car driveway. The garden space to the rear is also very generously sized and benefits from floods of light, perfect for the upcoming summer months. This is a rare opportunity to acquire a semi-rural home in a fantastic location.



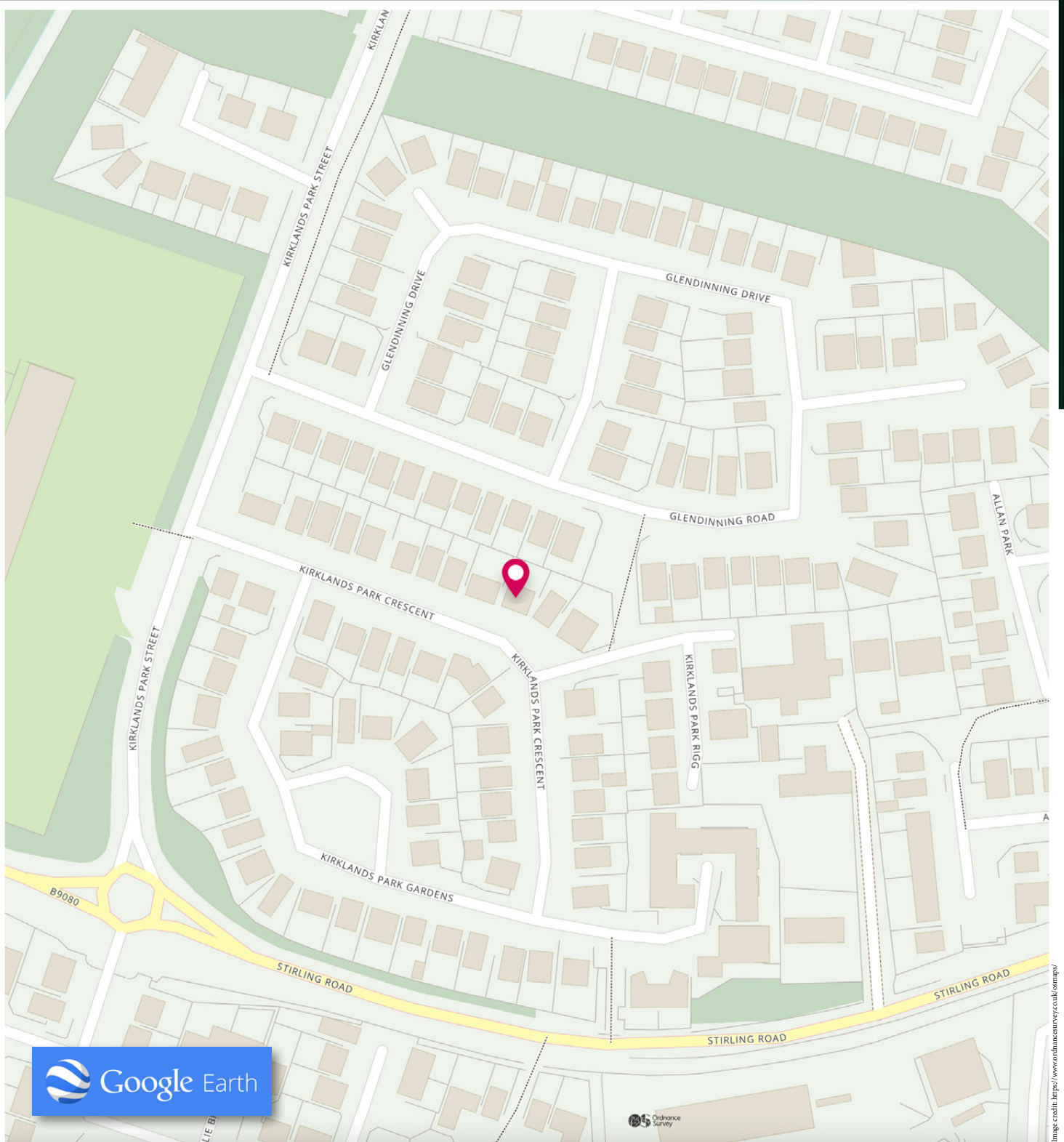




Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow. That was before the advent of the motorway system which bypasses Kirkliston leaving it a quiet and rural community. It is however, conveniently 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.



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