

12 Masson Close

KIRKLISTON, EH29 9GG



Beautifully presented five bedroom detached house with driveway and garden



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

We are delighted to present to the market this stunning five-bedroom detached house set within a popular town in Edinburgh. Gas central heating and double-glazed windows help ensure a cost-effective living environment.

THE KITCHEN/DINER



The property itself benefits from hardwood floors and wooden shutters throughout. There is a beautiful entrance hallway and the open-planned kitchen and dining area is a great sociable family and entertaining space. The newly fitted bright and modern kitchen has plush units and integrated appliances. There are French doors in the dining kitchen area which leads you into the garden, practical for summer days hosting guests.



THE OFFICE/BEDROOM 5, WC & GARAGE



The ground floor is completed by an office/fifth bedroom, a handy WC and a large double garage that is currently used as a gym with a utility area at the rear.



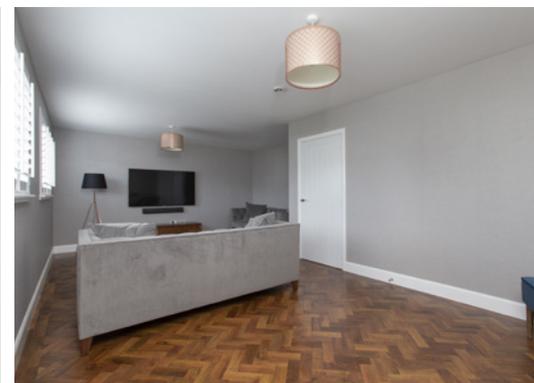


Climbing the stairs to the first floor, you will find a spacious lounge which has been tastefully decorated by the owners. The landing also gives access to a large double bedroom and a further bathroom. The bedroom enjoys plenty of space for a full suite of bedroom furniture. It also benefits from access to a stylish en-suite shower room.

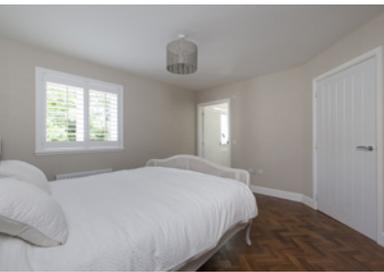
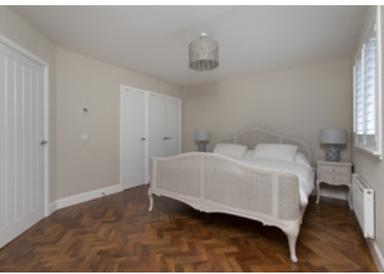
THE BATHROOM



THE LOUNGE



BEDROOM 1



The second-floor benefits from a further three spacious bedrooms and a further separate shower room.

BEDROOM 2 & THE SHOWER ROOM



BEDROOM 3



BEDROOM 4

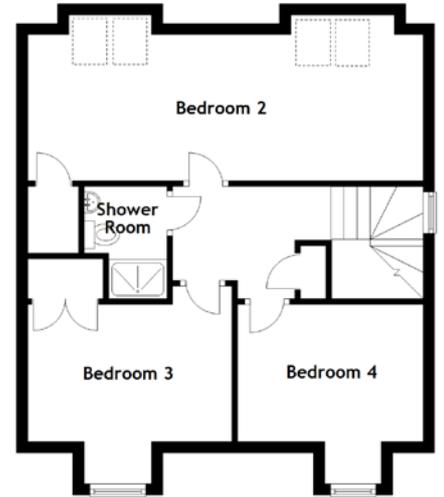
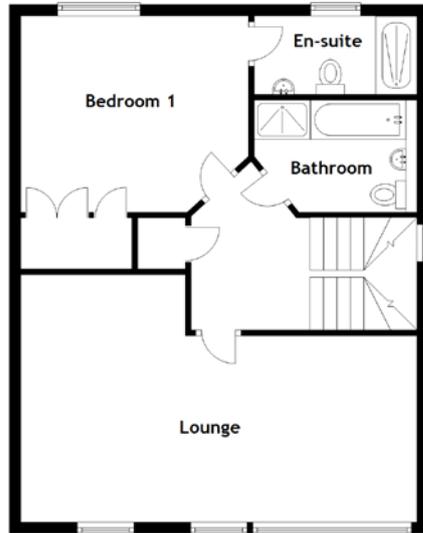
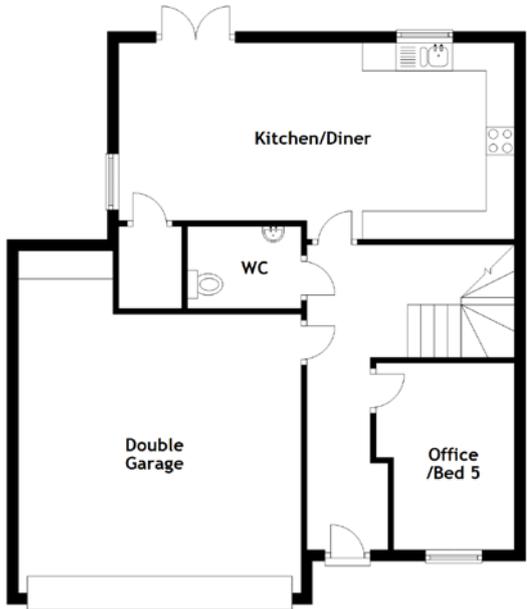


Externally the property provides garden grounds to the front and rear. The perfect-sized rear garden is secure with a lawn and patio area, an excellent outdoor space for gardening enthusiasts and entertaining. The mono-block driveway to the front of the property provides excellent off-street parking also equipped with a large garage to securely fit a second car, it is currently being used as a gym. This is a rare opportunity to acquire a brilliant family home in a beautiful sought-after area in Edinburgh.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
Kitchen/Diner
Office
WC
Double Garage

7.01m (23') x 3.53m (11'7")
3.33m (10'11") x 2.45m (8')
2.01m (6'7") x 1.46m (4'10")

First Floor
Lounge
Bedroom 1

7.01m (23') x 4.44m (14'7")
4.03m (13'3") x 3.53m (11'7")

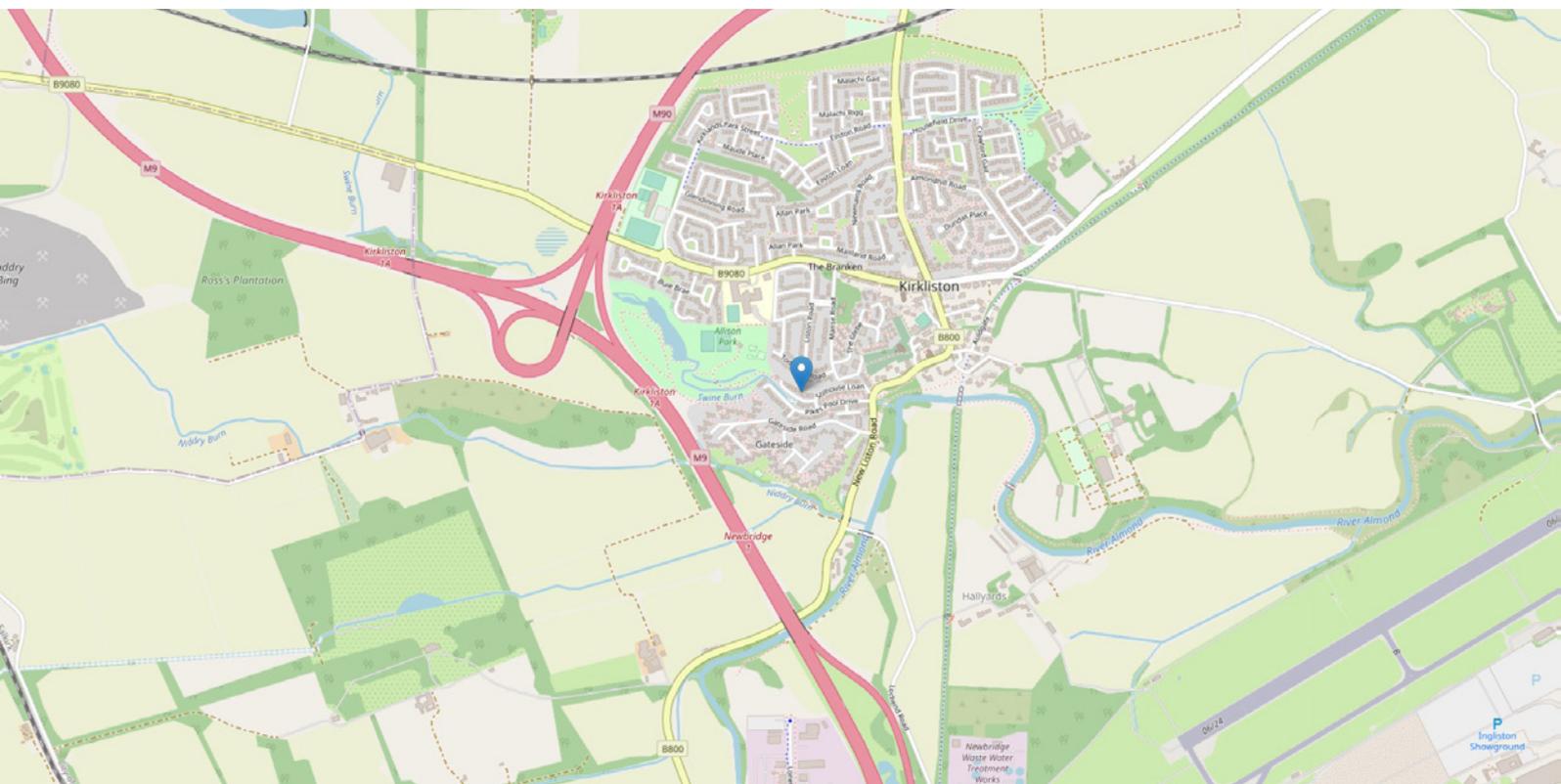
En-suite
Bathroom

2.85m (9'4") x 1.41m (4'8")
2.85m (9'4") x 1.98m (6'6")

Second Floor
Bedroom 2
Bedroom 3
Bedroom 4
Shower Room

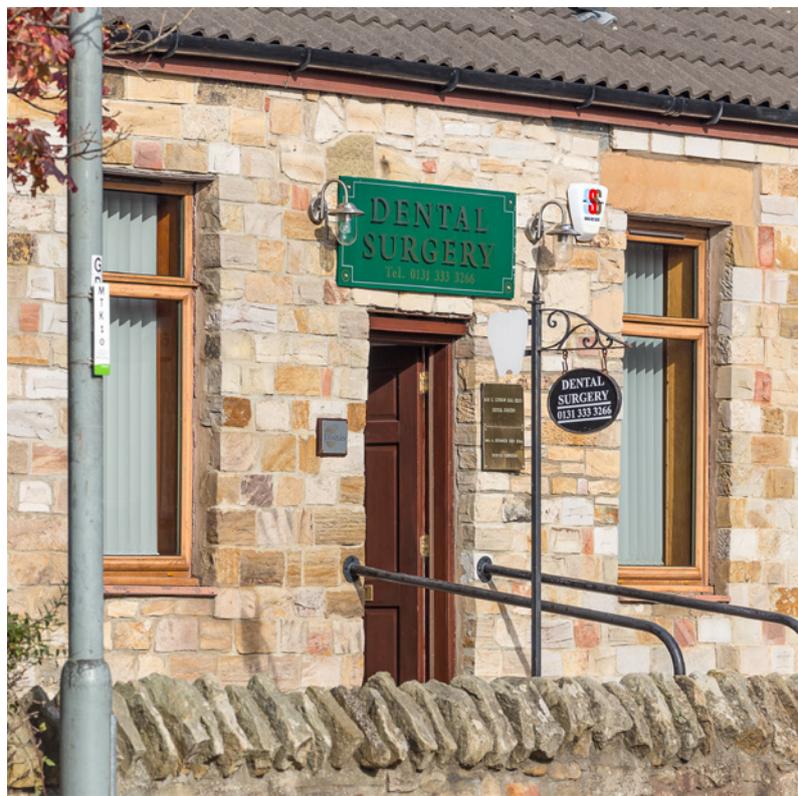
7.01m (23') x 2.61m (8'7")
3.62m (11'11") x 2.78m (9'1")
3.29m (10'10") x 2.45m (8')
1.86m (6'1") x 1.42m (4'8")

Gross internal floor area (m²): 166m²
EPC Rating: C



THE LOCATION

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 straightforward.





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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
TYLA STRAND CODONA
Area Sales Manager



Layout graphics and design
ALLY CLARK
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.