




McEwan Fraser Legal
Solicitors & Estate Agents
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3 Carlowrie Farm Cottages

KIRKLISTON, WEST LOTHIAN, EH29 9EJ

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Kirkliston is a beautiful rural community just ten miles from Edinburgh city centre. It is conveniently located for easy access to the motorway network, just a few miles to the M9, M8 and Forth Road bridge. Dalmeny Train Station is approximately three miles away making travelling to Edinburgh city centre and throughout Scotland easy.

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

McEwan Fraser Legal are delighted to bring to the open market this two-bed mid terraced cottage. Great emphasis has been placed on the creation of easily managed and free-flowing space. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs.

In more detail, the property consists of a welcoming hallway with ample storage. Within the storage cupboard access to the fully floored attic can be found. The bright and airy lounge allows for free standing furniture and different furniture configurations, the room is kept warm with a multi-fuel burner. The kitchen comes with floor to ceiling units, electric hob, oven, space for fridge freezer, washing machine, and dining table. Access to the conservator is through the kitchen, another bright and airy space allowing for free standing furniture

shopping facilities and the village has its own dentist and doctor. Kirkliston also has its own nursery and primary school, with high schooling found at South Queensferry and Broomhouse Road Edinburgh, both are a short journey away.

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.

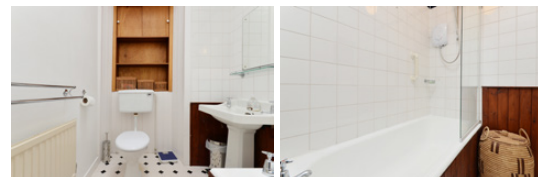
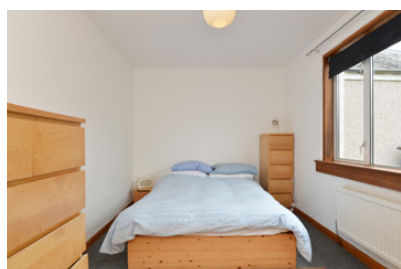
and looking on to the large back garden. Access to the back garden is also through the conservatory.

There are two good sized double bedrooms, both allowing for freestanding furniture, one of the rooms also benefits from a multi-fuel burner. The partially tiled family bathroom completes the property internally with electric shower over bath, wash hand basin and WC.

Externally the front garden is laid to lawn. The secure back garden is mostly laid to lawn with various trees and shrubs and a patio area. Slightly along from the property another outdoor space housing the garage with power light and water. Behind this area a lawn and patio a can be found.

The property also benefits from oil heating, double glazing, and fantastic views.

Early viewing is recommended.



SPECIFICATIONS

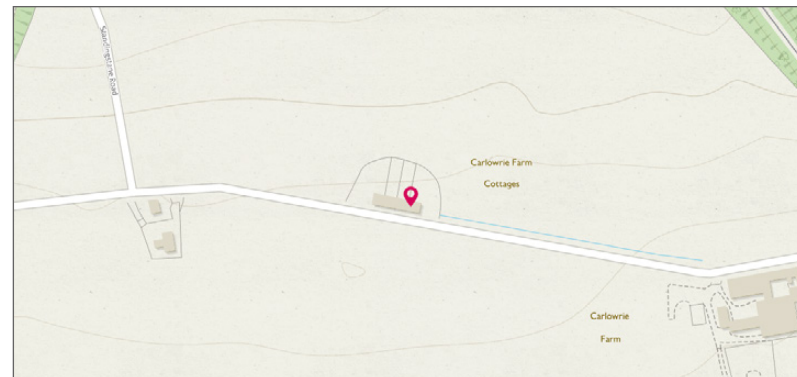
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.92m (16'2") x 3.99m (13'1")
Kitchen	4.84m (15'11") x 2.65m (8'8")
Conservatory	5.29m (17'4") x 2.32m (7'7")
Bedroom 1	4.88m (16') x 2.72m (8'11")
Bedroom 2	4.63m (15'2") x 2.65m (8'8")
Bathroom	2.85m (9'4") x 1.73m (5'8")
Attic	5.16m (16'11") x 3.43m (11'3")
Garage	8.36m (27'5") x 3.10m (10'2")

Gross internal floor area (m²): 85m² | EPC Rating: E



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Text and description
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Surveyor



Professional photography
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