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4 Kirklands Park Crescent

KIRKLISTON, EH29 9EP

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 shopping facilities and the village has its own dentist, doctor as well as its own nursery and primary school, high schooling can be 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.

Part Exchange available. We are delighted to offer for sale this five bedroom, family home presented to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. 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. The property is finished to an excellent standard throughout.

The property consists of an entrance hallway with cloakroom comprising of a WC and hand wash basin. The bright airy lounge offers excellent furniture configurations and features an electric fireplace. The fully fitted kitchen has been beautifully fitted to include a good range of floor and wall mounted units, induction hob, electric oven, grill and cooker hood. As well as space for fridge freezer, washing machine and dishwasher. The kitchen also benefits form a spacious storage cupboard and access to the back garden. The bright, airy dining room and conservatory provide an excellent family space and complete the lower level of this property. Access to the back garden can also be found within the conservatory. Bedroom five is situated on the lower level of this property, the bright and airy room allows for good furniture configurations and free-standing furniture.

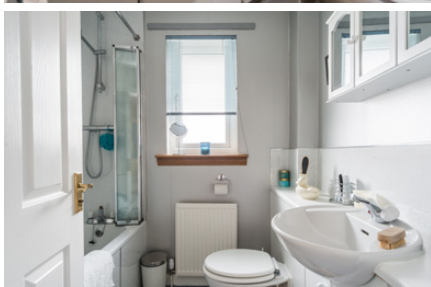
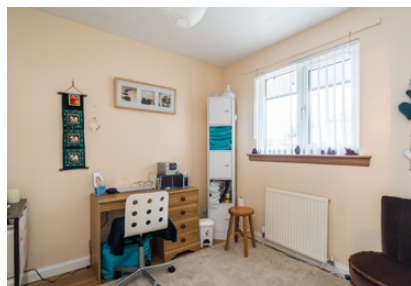
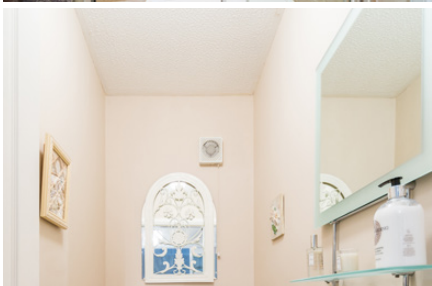
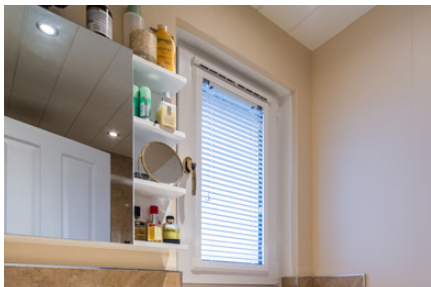
Journey upstairs to find four well-proportioned bedrooms. All rooms are bright and airy and allow for different furniture configurations. The master bedroom also benefits from an en-suite with walk in shower from mains, WC, hand basin and fitted towel rail. There is also access to the partially floored and shelved attic via a Ramsey ladder, making it perfect for an easily accessed storage space. The family bathroom completes the property internally with shower from mains over bath, wash hand basin and WC. Both of these showers feature additional pumps making them efficient power showers.

The property further benefits from double-glazing, gas central heating, alarm and good storage throughout.

Externally there is a driveway to the front providing ample off-street parking with access to the single garage with power and light. The front garden is laid to lawn. The totally secure back garden is of low maintenance and particularly south facing making the Conservatory a real sun trap. Finally the garden is completed with garden shed.

Early viewing is highly recommended.

4 KIRKLANDS PARK CRESCENT



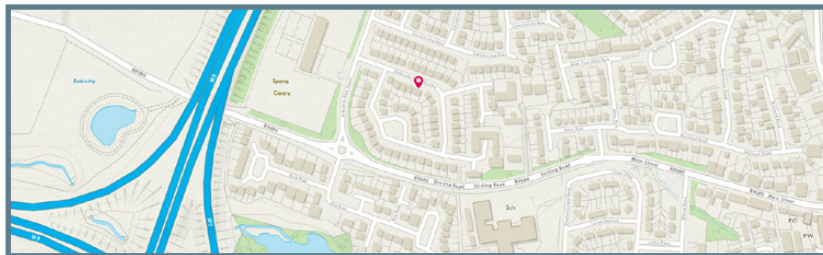


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4 KIRKLANDS PARK CRESCENT

Approximate Dimensions (Taken from the widest point)

Lounge/Dining	7.81m (25'7") x 3.37m (11'1")
Kitchen	4.29m (14'1") x 2.89m (9'6")
Conservatory	3.40m (11'2") x 2.67m (8'9")
Bedroom 1	3.96m (13') x 3.30m (10'10")
En-suite	2.29m (7'6") x 1.26m (4'2")
Bedroom 2	3.30m (10'10") x 2.91m (9'7")
Bedroom 3	3.18m (10'5") x 2.76m (9'1")
Bedroom 4	2.91m (9'7") x 2.71m (8'11")
Bedroom 5	2.70m (8'10") x 2.45m (8')
WC	1.91m (6'3") x 0.91m (3')
Bathroom	2.04m (6'8") x 1.73m (5'8")

Gross internal floor area (m²) - 122m²

EPC Rating - C

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**Part
Exchange
Available**

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Text and description
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