




Solicitors & Estate Agents
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49 Eilston Loan

KIRKLISTON, EH29 9FL



KIRKLISTON

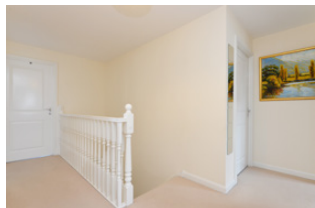
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Kirkliston is a beautiful rural community just ten miles from Edinburgh city centre. It is conveniently located for easy access to the motorway network, just a few miles to the M9, M8 and Forth Road bridge. Dalmeny Train Station is approximately three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





49 EILSTON *loan*

McEwan Fraser Legal are delighted to bring to the open market this four-bedroom detached family home. 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.

In more detail, the property consists of the welcoming hallway. Downstairs cloakroom with wash hand basin and WC. The bright and airy lounge allows for free standing furniture and different configurations.

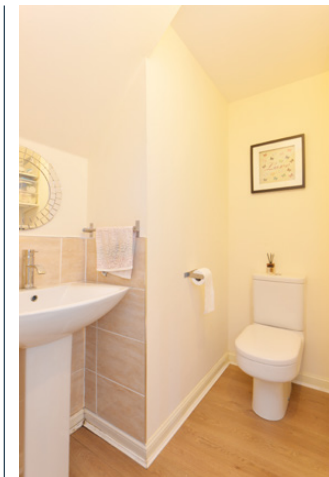
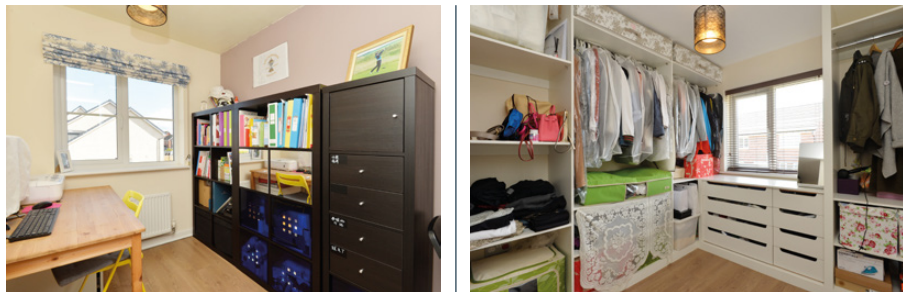
The kitchen/dining room is a good size with floor to ceiling units, gas hob, oven, hood, integrated dishwasher and space for fridge freezer. As well as ample space for a dining table. Access to the back garden can also be found here. The utility room comes with space for washing machine and access to the side of the property.

On the upper-level access to the attic can be found. There are four good sized bedrooms all bright and airy and allowing for freestanding future if required. The master bedroom also benefits from an en-suite with walk-in shower, wash hand basin and WC. The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

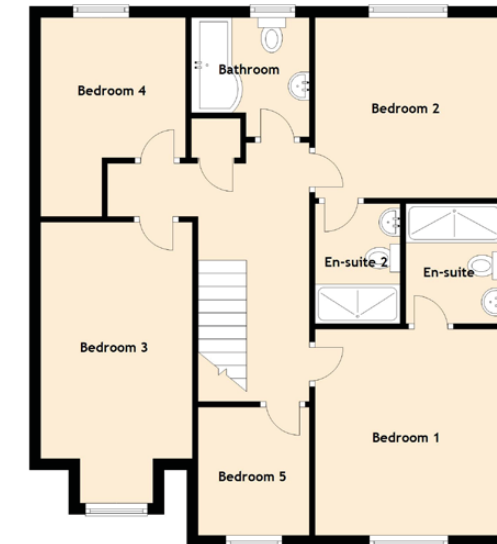
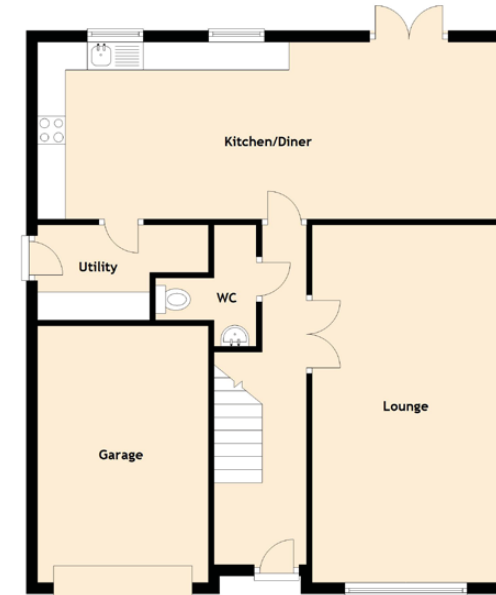
Externally the front garden is laid to lawn, there is a driveway leading to a single garage with power and light. The secure back garden is laid to lawn and has a patio area.

The property also benefits from gas central heating and double glazing.





SPECIFICATIONS & details



Approximate Dimensions (Taken from the widest point)

Lounge	6.38m (20'11") x 3.35m (11')
Kitchen/Diner	8.25m (27'1") x 3.16m (10'4")
Utility	2.16m (7'1") x 1.70m (5'7")
Bedroom 1	3.68m (12'1") x 3.24m (10'8")
En-suite	2.14m (7') x 1.73m (5'8")
Bedroom 2	3.30m (10'10") x 3.22m (10'7")
En-suite 2	2.14m (7') x 1.62m (5'4")
Bedroom 3	4.22m (13'10") x 2.67m (8'9")
Bedroom 4	3.55m (11'8") x 2.58m (8'6")
Bedroom 5	2.29m (7'6") x 2.10m (6'11")
Bathroom	2.13m (7') x 2.11m (6'11")
WC	2.17m (7'1") x 1.80m (5'11")
Garage	4.68m (15'4") x 3.05m (10')

Gross internal floor area (m²): 137m² | EPC Rating: C

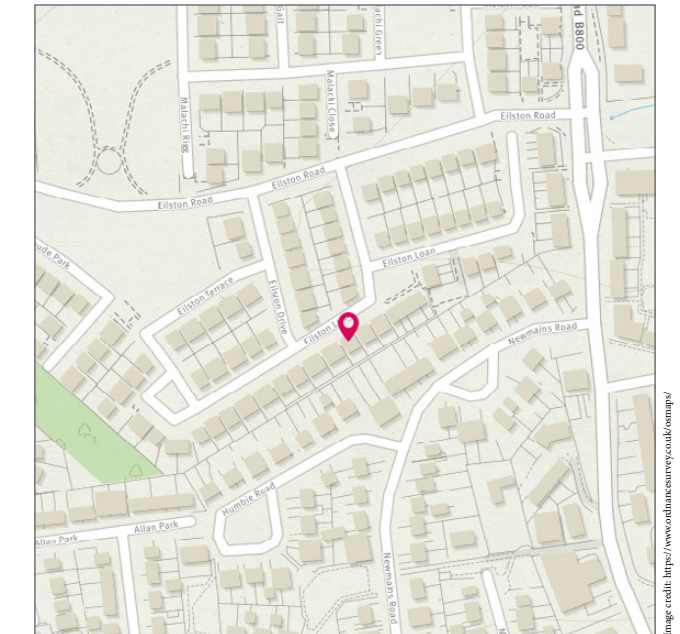


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