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31 NEWMAINS ROAD

KIRKLISTON | EDINBURGH | EH29 9AW



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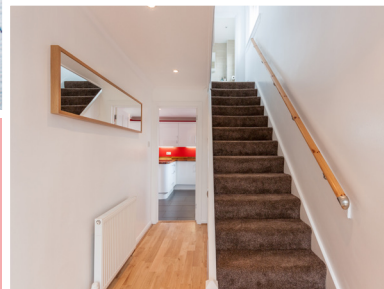
KIRKLISTON | EDINBURGH | EH29 9AW

Kirkliston is a small town approximately twelve miles West of Edinburgh city centre, conveniently located for easy access to the Edinburgh city by-pass and

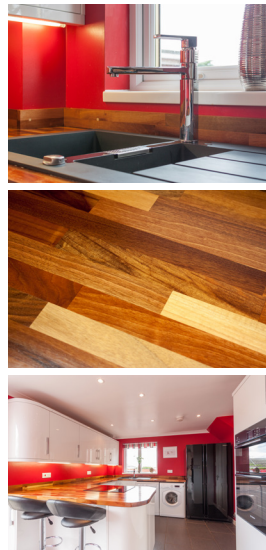
Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport. Local amenities cater for day to day needs other retail facilities can

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 PARISH CHURCH, NEWLISTON ARMS
& VIEW FROM FIRST FLOOR



			ENERGY D EPC RATING
3 BED	1 BATH	DRIVEWAY	



Part exchange available. We are delighted to bring to the market this beautiful three bedroom semi-detached 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 a high standard throughout.

The property comprises entrance hallway with under stair storage and solid oak flooring throughout, bright airy front facing lounge,

offering good furniture configurations and feature fireplace. The fully fitted kitchen has been beautifully fitted to include a good range of floor and wall mounted units, breakfast bar, electric induction hob, double oven, space for washing machine and dishwasher, making this the ideal kitchen for the aspiring chef. There is also ample space for a dining table making this the perfect area for dining and relaxing with family and friends. Access to the back garden via patio doors.

Journey upstairs to find three good-sized bedrooms with bedrooms two and three benefiting from built in storage and offering good furniture configurations. The large master bedroom is bright airy and also benefits from

great furniture configurations.

There is a three piece fully tiled bathroom with mains shower over bath, wash hand basin and W.C. Also on the upper landing is access to the attic as well as an additional storage cupboard.

Internally the property benefits from double-glazing and gas central heating throughout.

Externally there is a large driveway to the front providing ample off-street parking for up to five cars with access to the freestanding single garage, also a laid to lawn area. The secure back garden is laid to lawn and also benefits from a patio area.





BEDROOMS/
BATHROOM

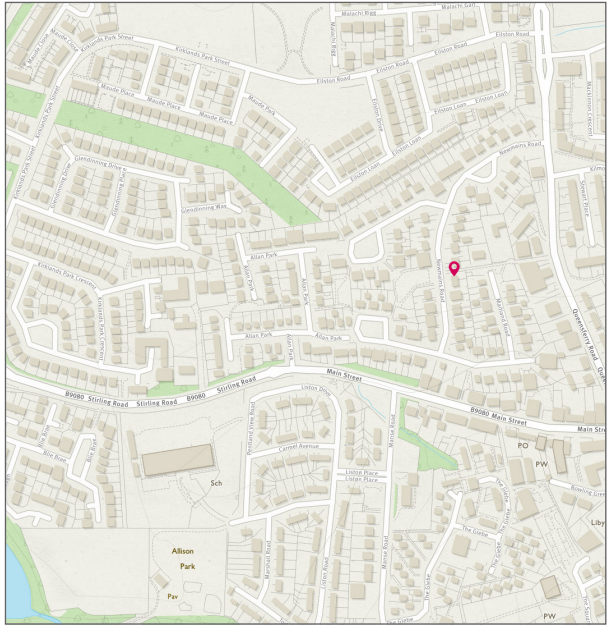


Approximate Dimensions
(Taken from the widest point)

Lounge	4.18m (13'9") x 3.12m (10'3")
Kitchen/Dining Room	5.07m (16'8") x 3.38m (11'1")
Bedroom 1	3.50m (11'6") x 3.02m (9'11")
Bedroom 2	4.18m (13'9") x 2.64m (8'8")
Bedroom 3	3.19m (10'6") x 2.34m (7'8")
Bathroom	1.94m (6'4") x 1.88m (6'2")
Garage	5.71m (18'9") x 2.95m (9'8")

Gross internal floor area (m²)

78m2






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
GRAEME NIMMO
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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