



KIRKLISTON

Kirkliston is a small town approximately twelve miles West of Edinburgh city centre, conveniently located for easy access to the Edinburgh city bypass 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.



“...THE FULLY FITTED KITCHEN HAS BEEN FITTED TO INCLUDE A GOOD RANGE OF FLOOR AND WALL MOUNTED UNITS...”



MAITLAND ROAD

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 comprises entrance porch, bright airy front facing lounge, offering good furniture configurations, 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.

The fully fitted kitchen has been fitted to include a good range of floor and wall mounted units, gas cooker, oven, space for washing machine fridge and freezer, making

this the ideal kitchen for the aspiring chef.

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.

The family bathroom with electric 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 side providing ample off-street parking with access to the freestanding single garage complete with light and power, The back garden has a patio area and laid to lawn. The front garden is laid to lawn.

Early viewing is recommended



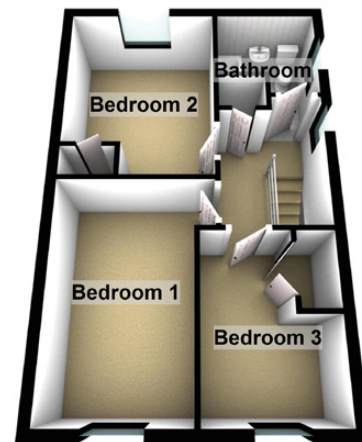
BEDROOMS & BATHROOM



Ground Floor



First Floor

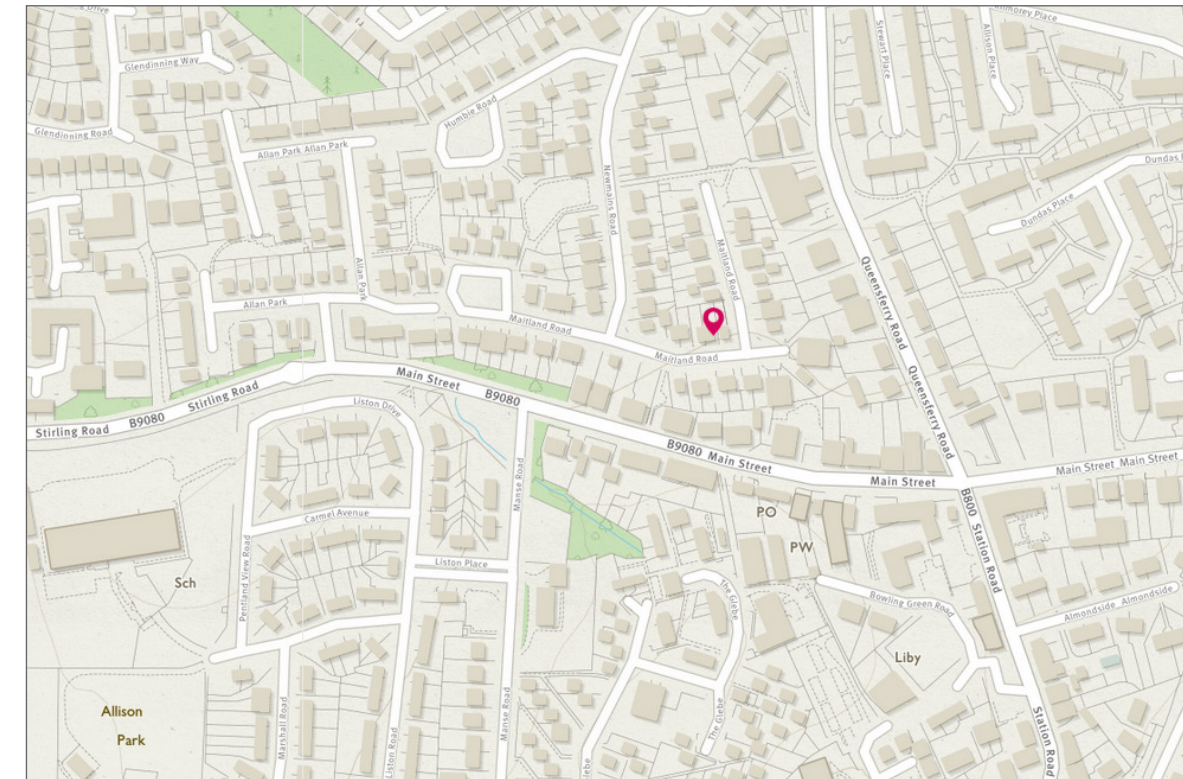


Approximate Dimensions
(Taken from the widest point)

Lounge	5.06m (16'7") x 4.15m (13'7")
Kitchen	3.37m (11'1") x 2.34m (7'8")
Dining Room	3.51m (11'6") x 2.62m (8'7")
Bedroom 1	4.13m (13'7") x 2.47m (8'1")
Bedroom 2	3.51m (11'6") x 3.03m (9'11")
Bedroom 3	3.16m (10'4") x 2.33m (7'8")
Bathroom	1.93m (6'4") x 1.84m (6')

Gross internal floor area (m²) - 89 m²

EPC Rating - D





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Part
Exchange
Available

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