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KIRKLISTON



Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow before the advent of the motorway system, which now by-passes Kirkliston leaving it a quiet and rural community. It is however, conveniently located for easy access to the Edinburgh City By-pass and Scottish motorway

network, the Forth Road Bridge and Edinburgh International Airport.

The village itself has its own history as can be seen in the old buildings in its centre. All but the most unusual daily requirements can be satisfied with the village's shopping facilities. The village has its own dentist and doctor as well as its own nursery and

primary school. 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 on the outskirts of Edinburgh or to the West of the village at Livingston's shopping centres.



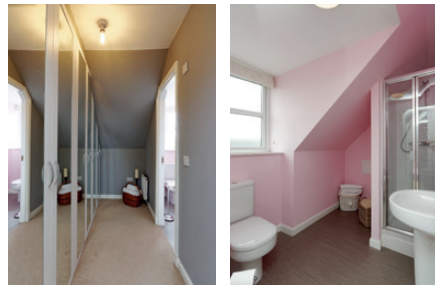
Exceptional and beautifully presented four bedroom Townhouse. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout over three floors. Recently constructed with today's family in mind, this property is finished to a high standard throughout.

Accommodation comprises on ground floor; entrance hallway, guest cloakroom with WC, bright airy rear facing lounge, offering good furniture configurations and space for dining table and feature French doors to the deck and neat garden.

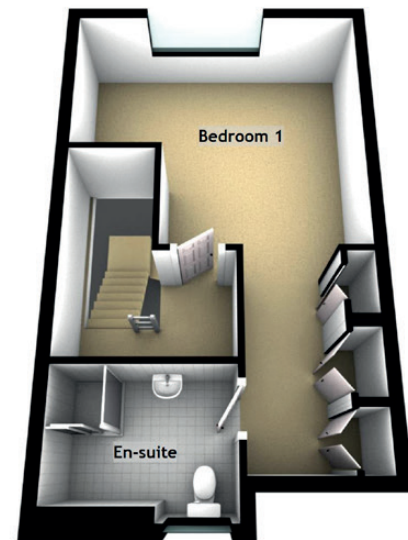
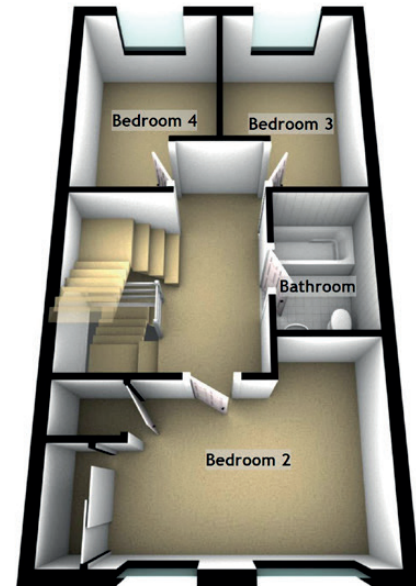
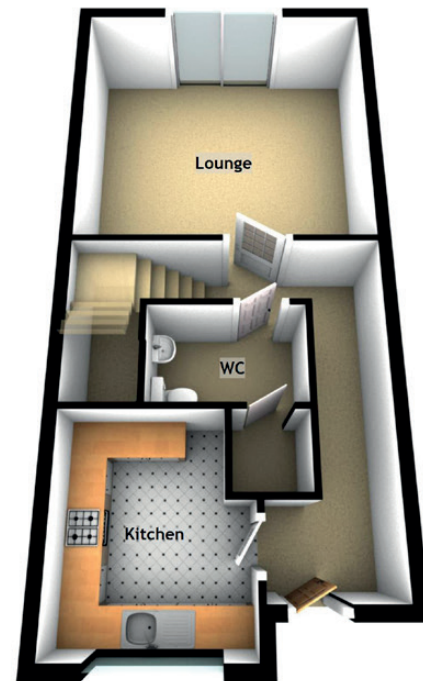
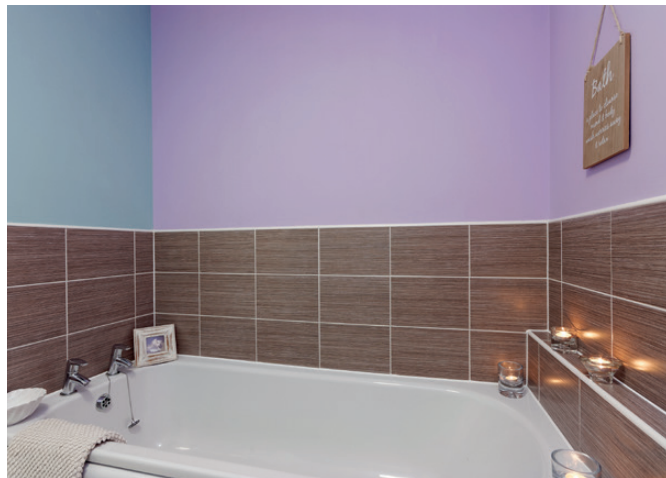
The kitchen includes a good range of floor and wall mounted units, gas hob, built under oven, integrated fridge and freezer and space for washing machine and dishwasher, making this the ideal kitchen for the aspiring chef. Journey upstairs to first floor where you will find three bedrooms with bedroom two benefiting from built in storage. In the family bathroom on this level there is a three-piece bathroom with bath, wash hand basin and WC. The large master suite occupies the second floor with a dressing area and en-suite shower room creating a haven of tranquillity.

Externally there are garden grounds to the front and the secure back garden is laid to lawn and also benefits from a decked area. Ample parking bays are available to the back gate. The property is located in a sought after area within a modern development surrounded by similar properties and has been constructed to give the essence of modern contemporary living within an easy commute of the city. Presented immaculately and finished to a high standard, Viewing is highly recommended to appreciate this high calibre property.





THE BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.53m (14'10") x 3.92m (12'10")
Kitchen	3.10m (10'2") x 3.03m (9'11")
Bedroom 1	4.52m (14'10") x 4.06m (13'4")
Bedroom 2	3.99m (13'1") x 2.36m (7'9")
Bedroom 3	2.96m (9'8") x 2.21m (7'3")
Bedroom 4	2.96m (9'8") x 2.24m (7'4")
Bathroom	2.16m (7'1") x 1.75m (5'9")
En-suite	2.55m (8'4") x 2.00m (6'7")
WC	2.05m (6'9") x 1.41m (4'8")

Gross internal floor area (m²) - 144m²

EPC Rating - B

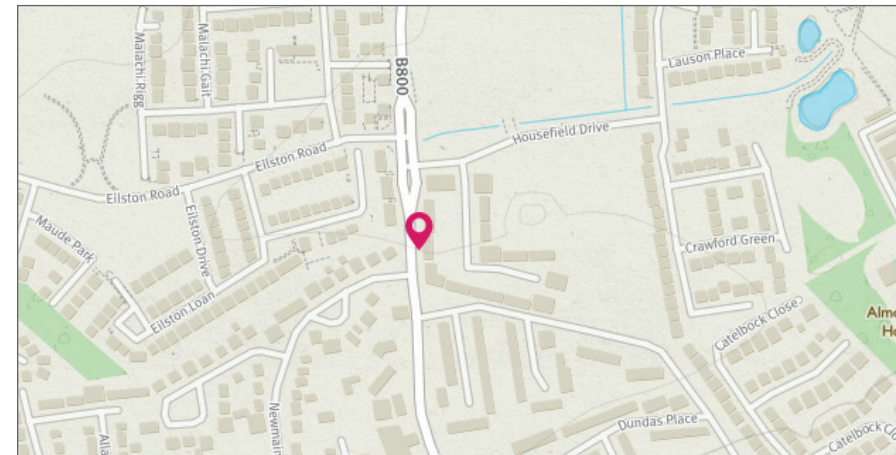


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Solicitors & Estate Agents

Part
Exchange
Available



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