



4 BUIE BRAE

Kirkliston, Edinburgh, EH29 9FB



1

Public Room



3

Bedrooms



2

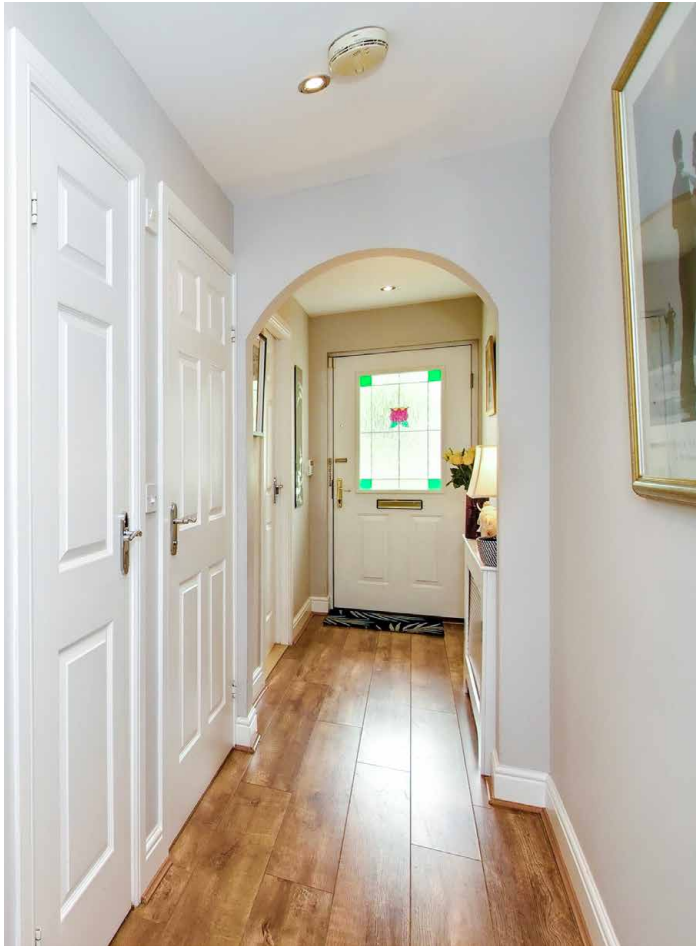
Bathroom

4 BUIE BRAE

Welcome to a modern three-bedroom link end-terrace house in the village of Kirkliston, which forms part of a family-friendly development set on an idyllic site that was a former Drambuie distillery with the original gates remaining in place. This south-facing residence is a charming home that enjoys attractive interior design and quality finishings. It boasts a spacious living area and a well-appointed kitchen, as well as a modern bathroom, en-suite, and WC. Adding to its appeal, it comes with ample private parking and a fully-enclosed rear garden.

Stepping inside, an entrance hall offers a wonderful first impression, coming complete with built-in storage and a convenient WC. In the living/dining room, neutral tones and a soft carpet are brightened by colourful accent walls, creating an elegant environment for daily use. It has a generous footprint too, spanning the entire width of the home to easily accommodate both lounge and dining furniture. Furthermore, the space extends outwards into the rear garden via French doors. Meanwhile, the kitchen has a monochrome-inspired aesthetic, fitted with cream-coloured cabinets and black granite-style worktops. It is well-appointed and benefits from a bright, south-facing aspect. Moving to the first floor, a landing (with an airing cupboard) connects to the three bedrooms, all of which are carpeted for comfort. The principal suite, with bold décor and a striking feature wall, is a spacious double that is supplemented by two built-in wardrobes. It also has the added luxury of a modern en-suite shower room. The second bedroom is also an airy double with a built-in wardrobe, and (like the third bedroom), it is neutrally decorated. The third bedroom is a versatile space that is ideal as a study, coming complete with a storage cupboard. Finishing the home is a quality family bathroom which is enveloped in neutral décor and tiling. It features a white three-piece suite and a handheld shower.

Externally, the home is nestled behind a public green and is flanked by well-maintained gardens. Perfect for families, the fully-enclosed rear garden provides a safe space for pets and children. It enjoys a neat lawn and colourful planting, and is backed by a thick line of mature trees for privacy. A monoblock driveway and an integrated garage provide off-street parking.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

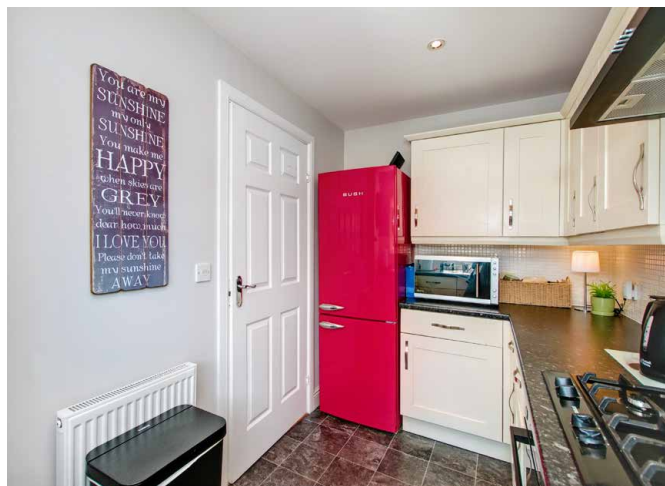
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern link end-terrace house
- Part of a family-friendly development
- Situated in the village of Kirkliston
- Attractive interior design and quality finishings
- Welcoming hall with storage and a WC
- Large living/dining room with garden access
- Monochrome-inspired kitchen
- Landing with an airing cupboard
- Two double bedrooms with built-in wardrobes
- Study/third bedroom with built-in storage
- Modern 3pc en-suite shower room
- 3pc family bathroom with a handheld shower
- Well-maintained gardens to the front and rear
- Monoblock driveway and an integrated garage

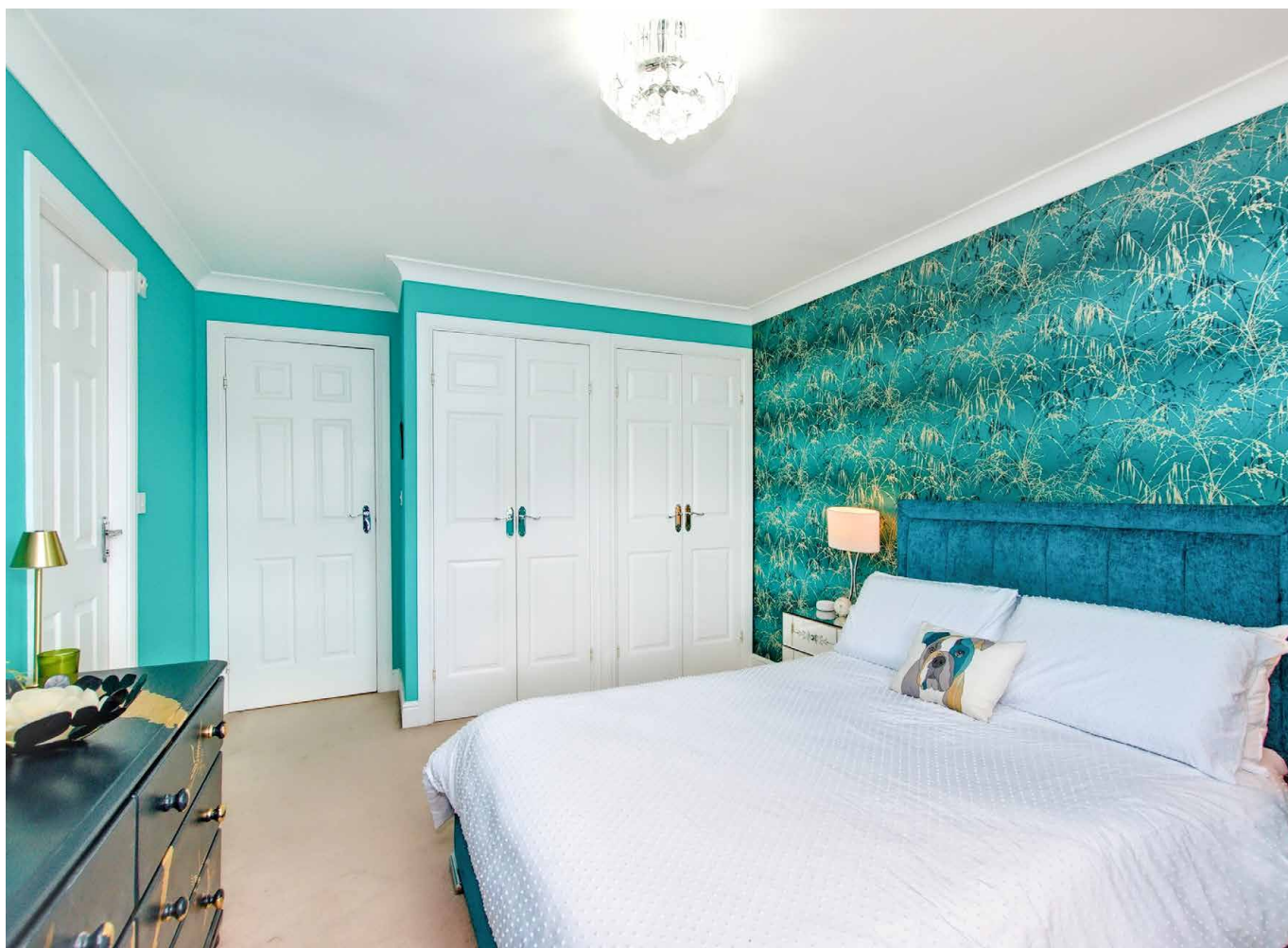
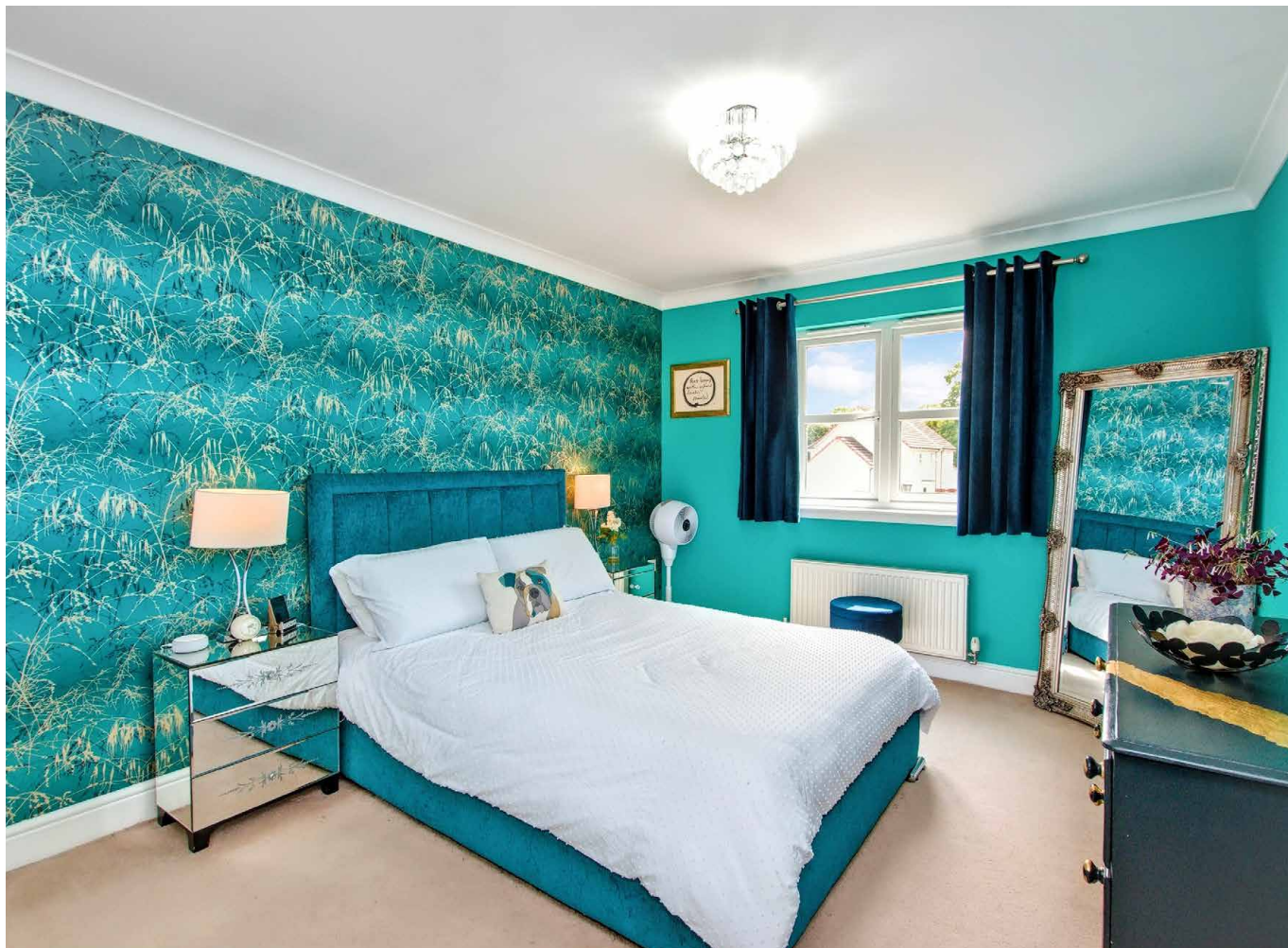






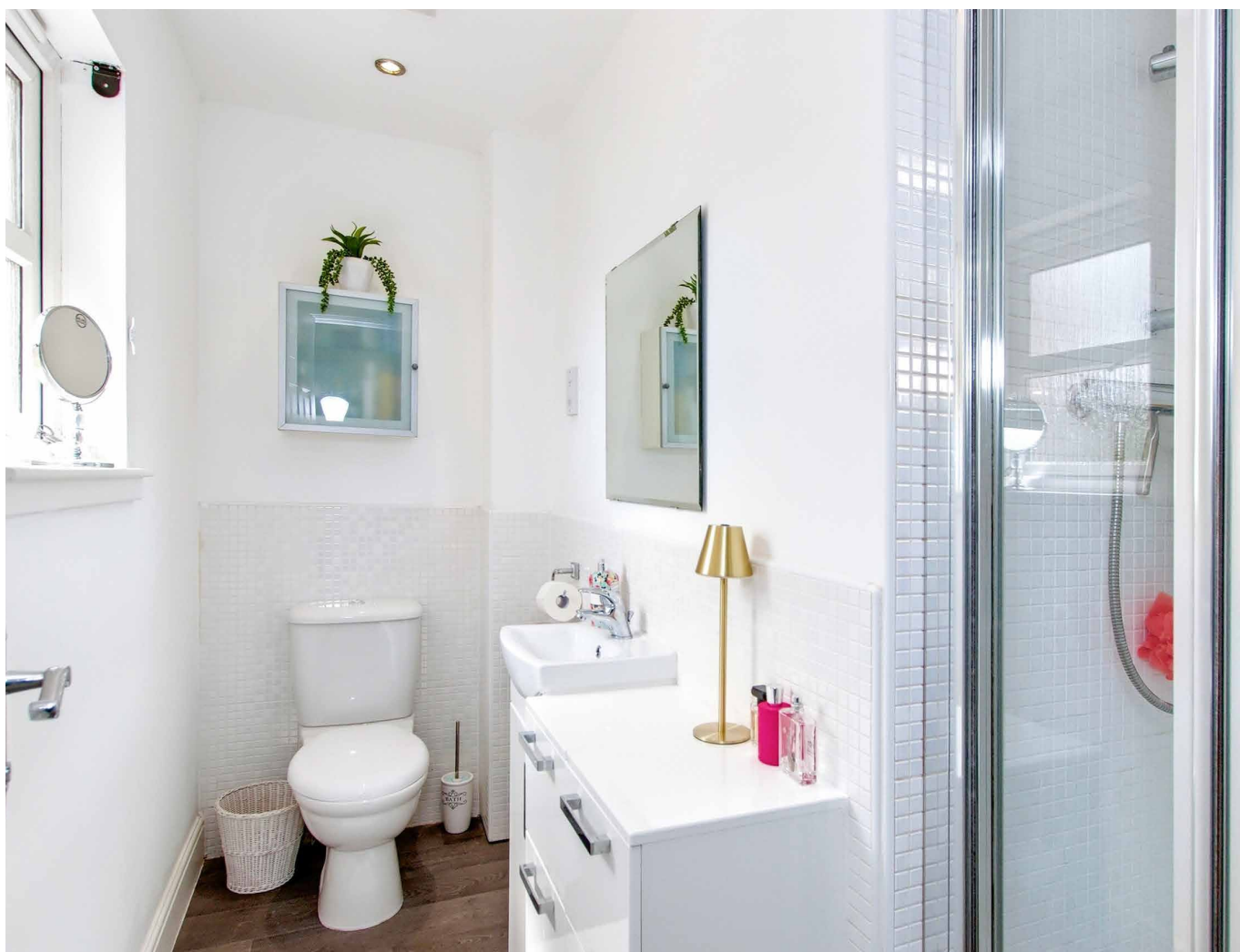
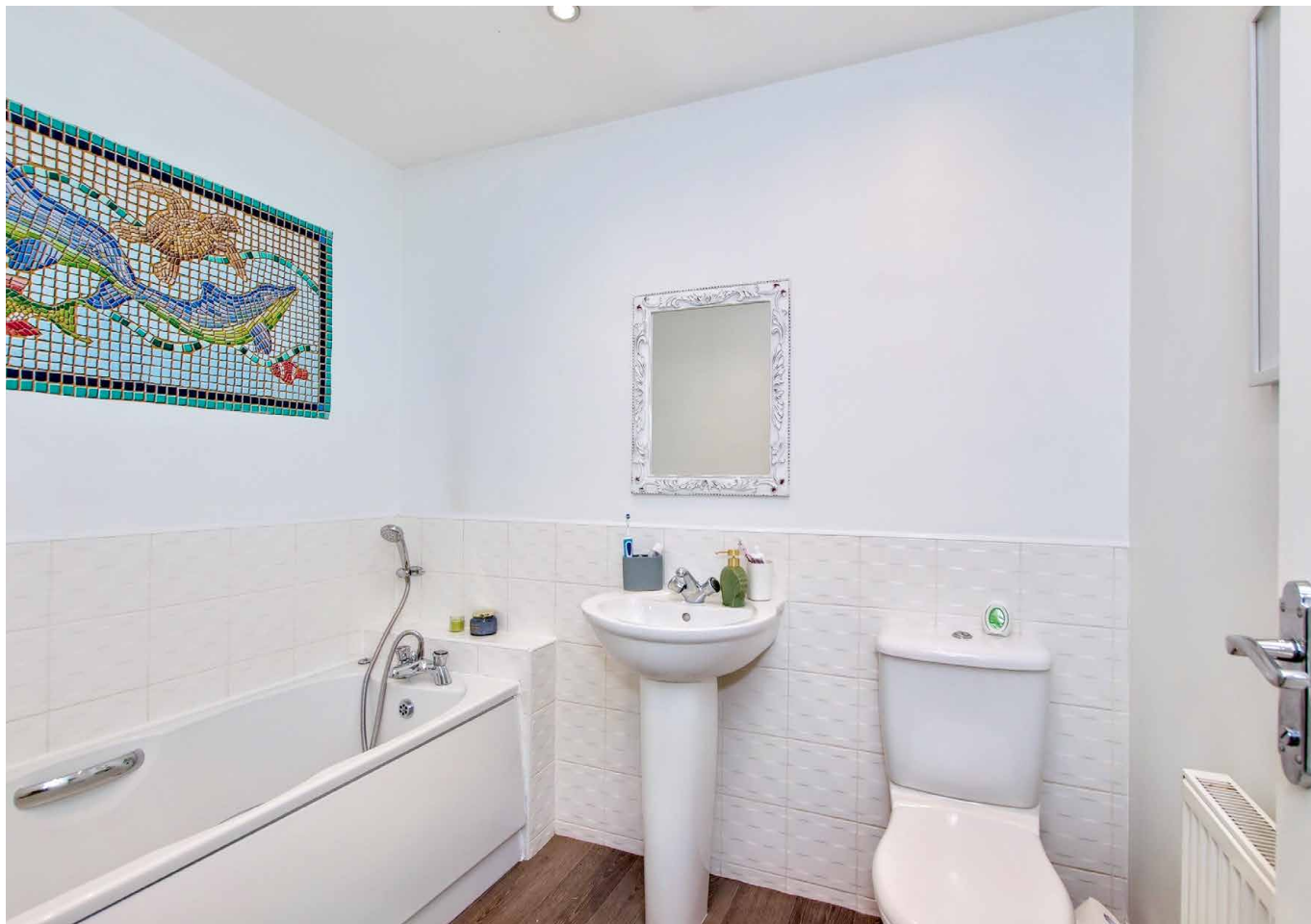
Extras: integrated kitchen appliances (oven/grill, gas hob, extractor hood, and dishwasher), freestanding fridge/freezer, washing machine, and tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.















KIRKLISTON

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience. The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy and a health centre, as well as a selection of traditional pubs, cafes and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sports and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Forth Road Bridge, Edinburgh International Airport and the M8/M9 motorway network. The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram, and train links into the city centre and further afield.

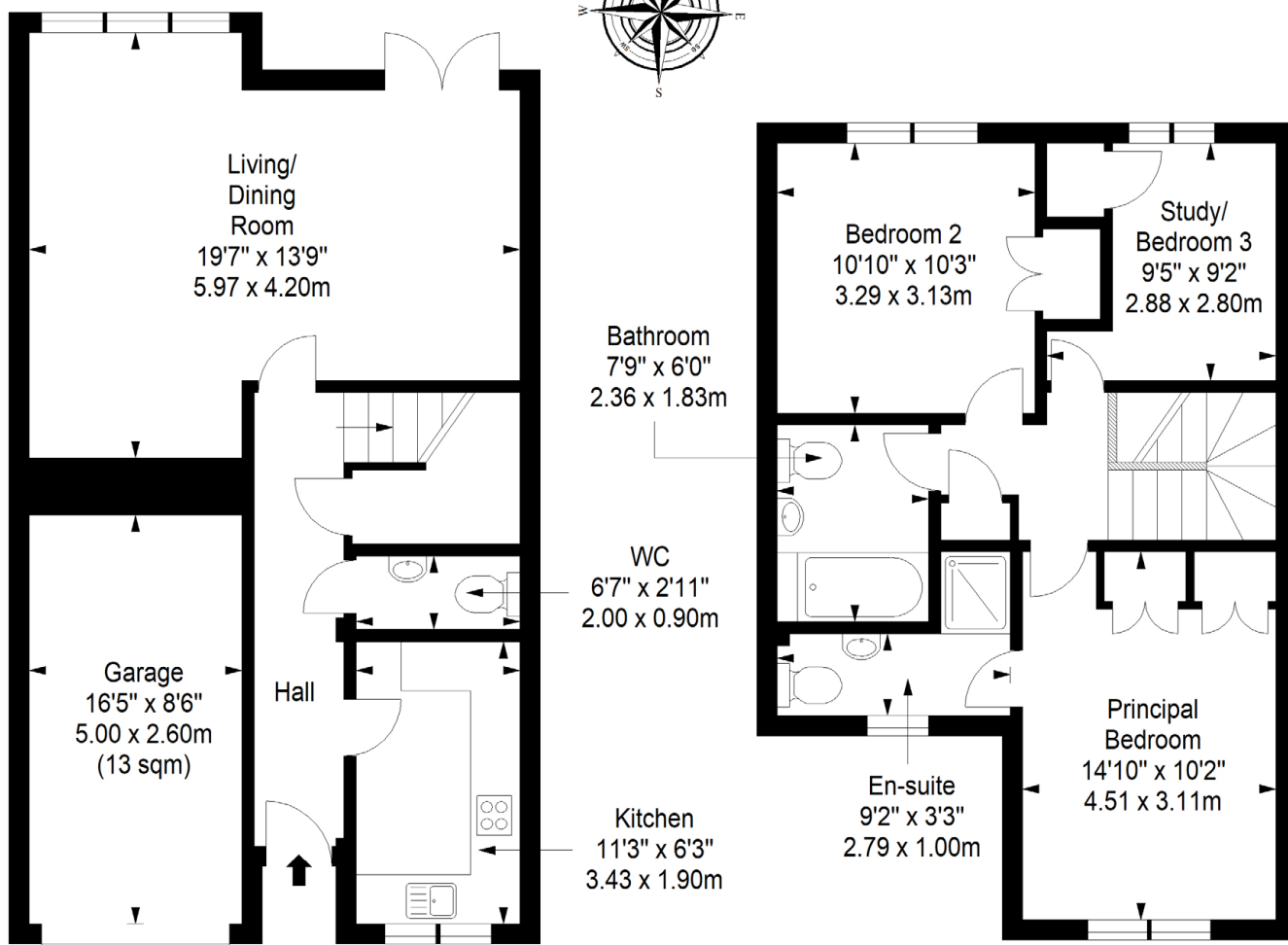
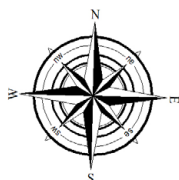
FLOORPLAN

Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)

First Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



Total area: approx. 96.7 sq. metres (1040.9 sq. feet)



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