



16 Crawford Green
Kirkliston, Edinburgh
EH29 9LD



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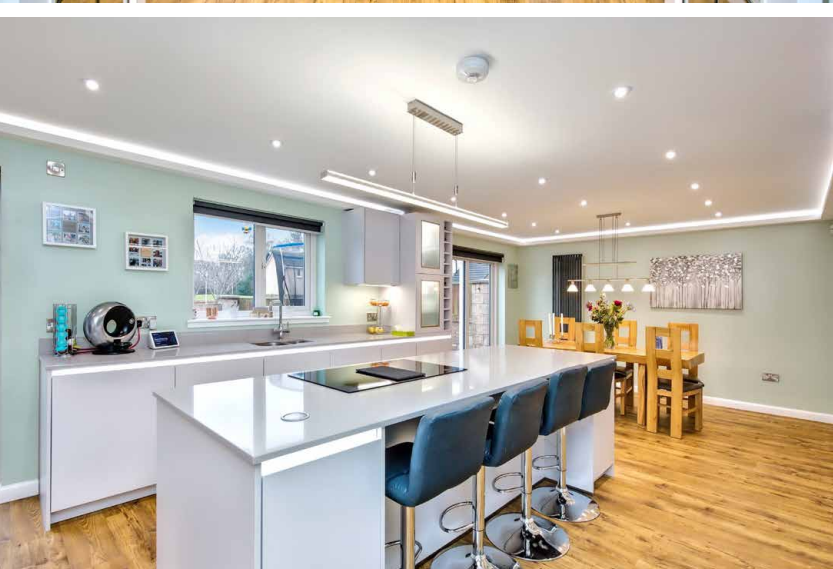


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Property Summary

Introducing an executive four-bedroom detached house which forms part of a sought-after modern development in popular Kirkliston. Offering lots of space inside and out, this family home is an outstanding residence that enjoys stylish interior design and exceptional finishings throughout. It further boasts a statement kitchen, four washrooms, ample private parking, and a family-friendly garden.

Inside, you are welcomed by a naturally-lit hall with storage and a WC. In the living room, elegant décor is paired with soft carpeting for an instantly inviting aesthetic. The room is spacious and brightly illuminated, and it benefits from ambient LED mood lighting embedded in the ceiling. From here, double doors open into the heart of the home: a stunning breakfasting kitchen/dining room that spans the entire width of the property. Also equipped with mood lighting, this space is adorned with ultra-modern cabinets and luxury Silestone worktops. It is arranged around a large central island with a breakfast bar and still has space for a table and chairs.

Features

- Executive detached house in Kirkliston
- Naturally-lit hall with storage and a WC
- Elegant and spacious living room
- Stunning breakfasting kitchen/dining room
- Separate utility room for discreet laundry
- Principal suite with a Juliet balcony
- Three additional airy bedrooms
- Two modern en-suite shower rooms
- 4pc family bathroom with shower cubicle
- Floored attic with lighting and power
- Low-maintenance front and rear gardens
- Monoblock driveway and integral garage
- Two-zone remote-controlled gas central heating
- Double-glazed windows throughout
- Alarm system and CCTV with remote viewing





Patio doors extend out into the garden as well. A freestanding American-style fridge/freezer and integrated appliances are included, with a separate utility room for laundry.

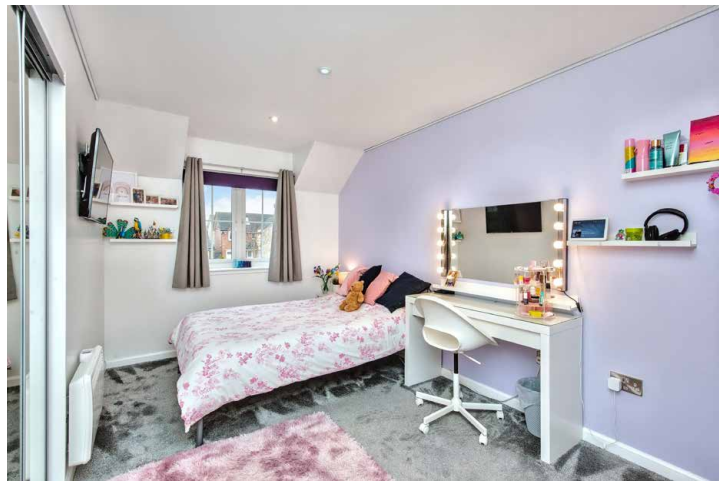
Meanwhile, the four bedrooms are on the first floor. The large principal suite boasts French doors to a Juliet balcony, as well as two built-in wardrobes and a modern en-suite shower room. The second double bedroom has a built-in wardrobe, as well as its own en-suite shower room. Bedroom three is also a spacious double with a fitted wardrobe, whilst the fourth bedroom is a versatile space that can house a double bed, along with a built-in wardrobe.





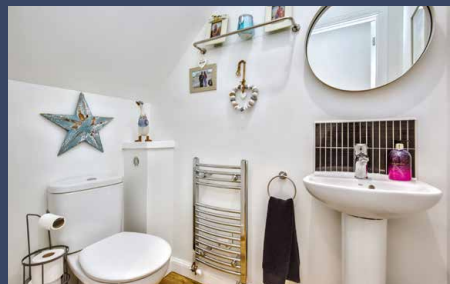
Finishing the accommodation is a monochrome-inspired four-piece family bathroom, which includes a towel radiator and a shower cubicle. The property has USB power outlets throughout, two-zone (remote-controlled) gas central heating, and double glazing, as well as an alarm system and CCTV with remote viewing. It also has a fully-floored attic with lighting, power, and shelving.

Outside, there are low-maintenance gardens to the front and fully-enclosed rear. The latter features an artificial lawn and neat patio areas, proving ideal for summer dining. It can also accommodate a hot tub. Private parking is provided via a monoblock driveway with an EV charger and an integral single garage with an electric roller door.





“ Finishing the accommodation is a monochrome-inspired four-piece family bathroom”





View from Principal Bedroom

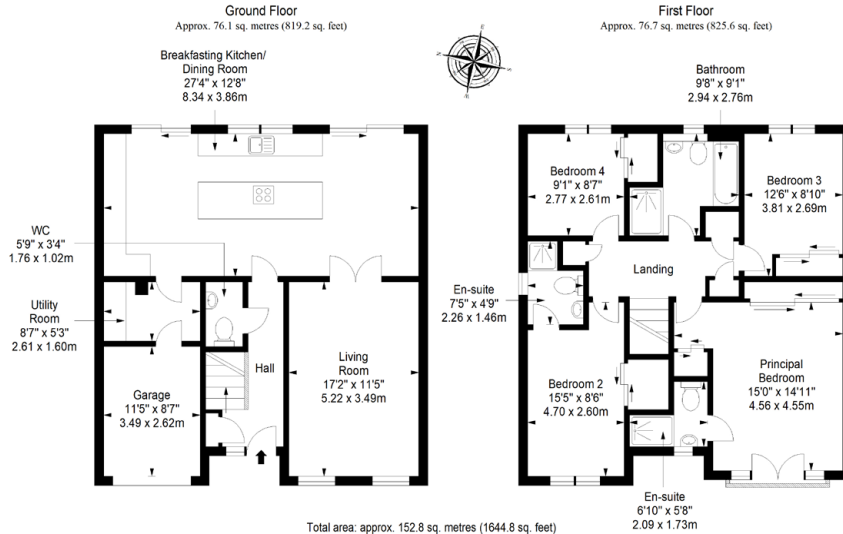




Kirkliston

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



EPC Rating - B | Council tax band - F | Home report Value - £440,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (induction hob with built-in extractor, double oven, microwave, and dishwasher), and a fridge/freezer to be included in the sale.



Price & Viewings

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