

Rose Cottage, 8b Newliston Road, Kirkliston, EH29 9DY OFFERS OVER £320,000









Nestled in the charming village of Kirkliston, Rose Cottage is a captivating four-bedroom detached home that offers a perfect blend of rustic charm and modern convenience. This delightful property is designed to cater to the diverse needs of contemporary family living, making it an ideal choice for those seeking a serene yet well-connected lifestyle.

As you approach Rose Cottage, you'll be greeted by a spacious driveway leading to a large double garage, ensuring ample parking and storage space.

The inviting private garden, with its lush greenery, provides a tranquil retreat for outdoor relaxation and entertainment.

Step inside to discover a beautifully crafted open-plan living and dining area, where a striking feature stone wall and a cozy wood-burning stove create a warm and welcoming atmosphere. This expansive space is perfect for family gatherings and entertaining guests.

The well-appointed kitchen is both functional and stylish, offering plenty of room for culinary creativity. With modern appliances and ample counter space, meal preparation becomes a joyous experience.

The ground floor also has a bedroom and a second living area (a cozy family room, ideal for movie nights and relaxation.) However, it has the flexibility to be turned into a bedroom should you wish.















The ground floor also benefits from a modern shower room.

The principal bedroom, which is a fabulous size, situates on the galleried upper landing. This bedroom also benefits from a walk in wardrobe.

On this floor you will also find the bathroom, which has a magnificent rolltop, free-standing bath.

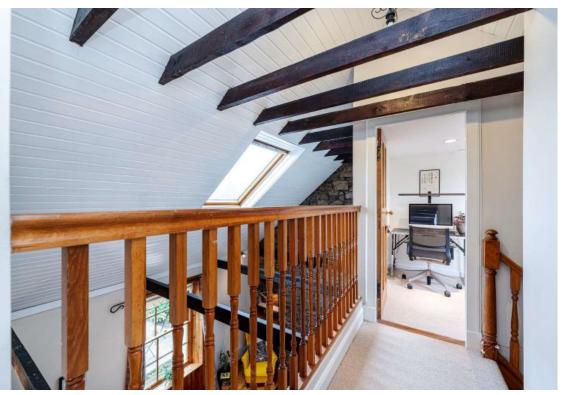


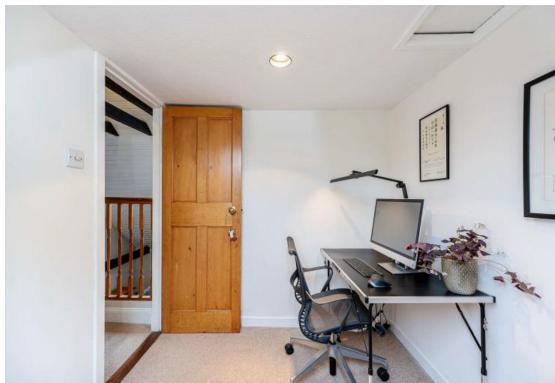
















. The fourth bedroom, versatile and adaptable, is perfect for home office, providing a quiet and productive workspace.







The property has gas central heating and double glazing throughout.







Get in touch



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