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Fixed Price

£495,995

8 Buie Haugh

Kirkliston | Edinburgh | EH29 9FD

A fantastic opportunity has arisen to acquire this substantial and highly impressive five bedroom detached villa enjoying a peaceful cul-de-sac setting within the sought-after town of Kirkliston. Situated close to an excellent array of amenities, commuting links and schooling, the property undoubtedly makes for an ideal family home. Early viewing suggested.

-  5 beds
-  2 public
-  4 bathrooms
-  Private gardens
-  Multi-car driveway
-  EPC Band - C
-  Council Tax Band - F



Description

Internally, the property is presented in a superb condition throughout and offers flexible accommodation while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy lounge with a bay window, gas fireplace, dual-aspect outlook and French doors leading to the rear garden, stylish fully-fitted kitchen with a range of integrated white goods, tiling in splash areas, mood-setting under-unit lighting, stand-alone island with breakfast bar while being finished with modern white gloss units and gorgeous granite worktops, separate partially-tiled utility room, second reception with French doors currently used as a dining/family room, ground floor W/C with heated towel rail, spacious principle double bedroom with a walk-in wardrobe, ample space for different configurations, and a dual-aspect outlook, fully-tiled en-suite shower room finished to a high standard with a rainfall shower and heated towel rail, first floor landing with further storage provisions and access to the partially-floored attic, second generously-proportioned double bedroom with integrated wardrobes, fully-tiled en-suite with a double shower cubicle with a rainfall shower, body jets and a heated towel rail, third sizeable double bedroom with further integrated wardrobes, fourth double bedroom with more integrated wardrobes, fifth bedroom with integrated wardrobes currently used as a home office/study, and a partially-tiled family bathroom suite with separate bath, shower and heated towel rail.

Further benefits include an EV car charging point, security intruder alarm system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor fan, dishwasher and microwave, light fittings and fitted floor coverings. Other items such as the freestanding white goods and hot tub may be available through separate negotiation.

Gardens and Parking

The property is situated within a substantial corner plot with well-maintained and attractive gardens to the front, side and rear. A monoblock driveway is located to the front with off-street parking for up to four cars. The fully enclosed sunny rear garden offers a delightful setting with a pergola, wooden deck, lovely flower beds and expanse of lawn while enjoys a high degree of privacy.

Viewing

By appointment through Neilsons 0131 625 2222.





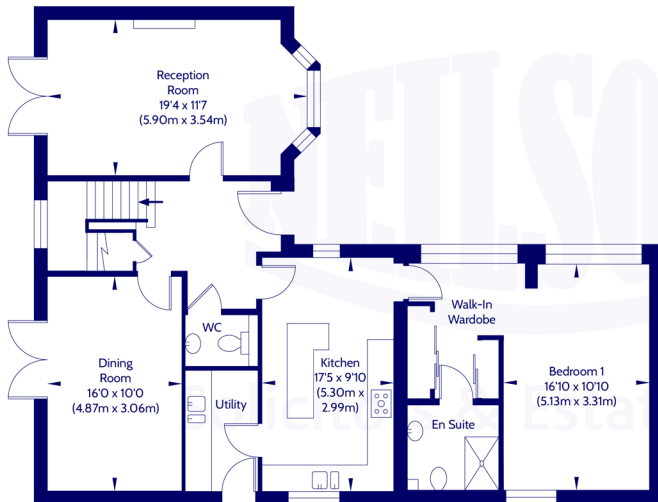
Location

The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox garden Centre, adventure park and bistro. Nursery and Primary schools can be found in Kirkliston with Secondary schooling available at the neighboring district of South Queensferry, an area where lovely walks can be enjoyed along the waterfront and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport, Tram Network and beyond into Edinburgh's City Centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at Dalmeny (2.8 miles).

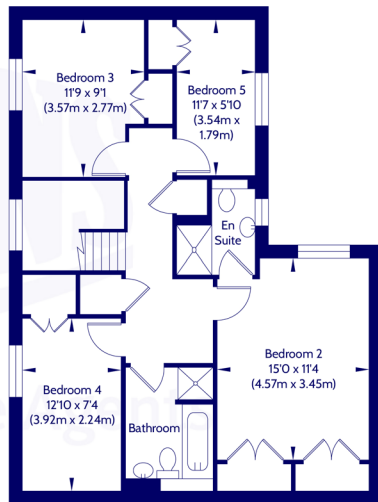




Approx. Gross Internal Floor Area 171.55 Sq M / 1847 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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