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Offers Over

**£480,000**

## 9 Malachi Rigg

Kirkliston | Edinburgh | EH29 9FS

Tremendous opportunity to acquire this impressive, five-bedroom detached family villa nicely positioned on a generous plot within the popular town of Kirkliston. Within easy reach of Edinburgh and useful amenities, the property makes for an ideal family home.

-  5 beds
-  1 public
-  2 bathrooms
-  Private gardens
-  Detached double garage
-  EPC Band - C
-  Council Tax Band - F



## Description

Internally, the property is finished in true move-in condition while briefly comprising:

Ground Floor; open and inviting entrance hallway, bay fronted lounge with a leafy outlook, modern and spacious kitchen/diner with a range of integrated appliances, tiling in splash areas, mood setting under-unit lighting, custom-built window bench seating with room for a table, and French doors with direct garden access, separate utility room with handy understairs storage, decent sized ground floor bedroom currently used as a home office, and a partially tiled two-piece W/C.

First Floor; landing with a shelved linen cupboard, and access to the partially floored attic via a Ramsay ladder, sizeable front-facing principal bedroom with integrated wardrobes, lovely partially tiled en-suite with a double cubicle, and heated towel rail, three further well-proportioned double bedrooms with integrated wardrobes, and a partially tiled family bathroom suite with separate bath, and shower.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable to Speirs Gumley of approx. £45 quarterly and Scottish Woodlands of approx. £150 per annum.



## Extras

Selected fixtures and fittings, including; integrated hob, double oven, extractor hood, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property is well served by a substantial plot with lovely, well-kept gardens and a wooden deck allowing for patio furniture. The detached double garage has additional insulation and offers loft storage space with flooring and ladder access. The double driveway offers superb parking options.

## Viewing

By appointment through Neilsons 0131 625 2222.







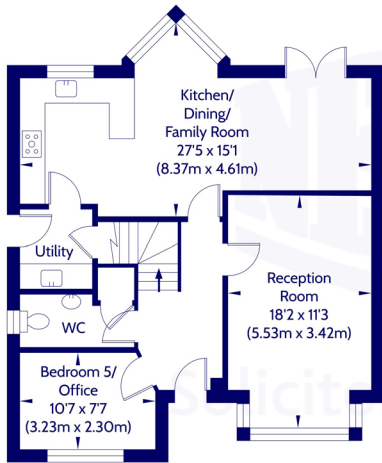
## Location

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, 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 neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the water front 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 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 nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.

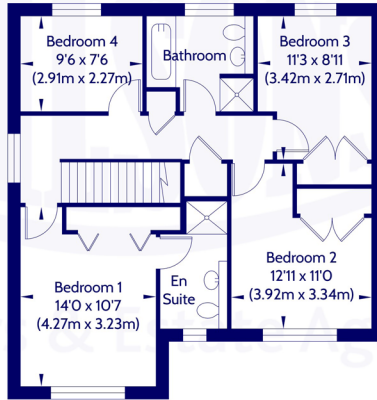




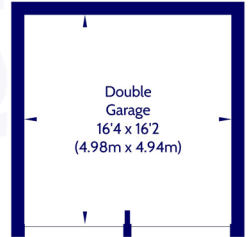
Approx. Gross Internal Floor Area 136.98 Sq M / 1475 Sq Ft.



Ground Floor



First Floor



Ground 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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