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Offers Over

£475,000

10 Foxhall Gait

Kirkliston | Edinburgh | EH29 9GT

A beautifully presented detached villa, built by Dandara Homes, forming part of a sought-after modern development in the popular village of Kirkliston. Ideally located close to excellent local amenities, reputable schooling, scenic green spaces and convenient transport links, this property combines stylish interiors with well-proportioned accommodation, making it an ideal family home. Viewing is highly recommended to appreciate the quality and space on offer.

-  5 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – F



Description

The property is presented in excellent condition throughout, with tasteful décor and modern finishes. On arrival, an inviting hallway with useful storage and a ground floor WC sets the tone for the rest of the home. To the front, the formal reception room offers a welcoming space with neutral décor, ideal for relaxing or entertaining guests. A separate office provides excellent flexibility, equally suited as a study, playroom or even an additional bedroom depending on family needs.

To the rear lies the heart of the home, a stunning open-plan kitchen, dining and family room. Full-height glazed doors flood the space with natural light and allow direct access to the garden. The modern fitted kitchen is stylishly designed with sleek wall and base units, quality integrated appliances, and a generous dining area alongside a relaxed lounge space. Off the kitchen, a separate utility room with matching units and a side door adds further practicality.

Upstairs, the property continues to impress with a spacious principal bedroom featuring a walk-in wardrobe and a contemporary en-suite shower room. The second bedroom, currently styled as a dressing room, also enjoys the benefit of its own private en-suite. Two further well-proportioned double bedrooms, both to the rear and finished with plush carpeting, provide ample accommodation for family or guests. A modern family bathroom with a three-piece suite, Mira electric shower and stylish tiling completes the upper level.

The communal grounds around the development are maintained by SG Property Management at a cost of approximately £24 per month.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The curtains and some blinds will not be included.

Gardens, Garage & Driveway

Externally, this wonderful family home is complemented by a neat front garden, a driveway providing off-street parking, and a garage. To the rear, the fully landscaped garden offers a superb outdoor space with a patio, lawn, colourful planted borders, and mature trees. The garden is fully enclosed and enjoys a particularly private aspect, backing onto woodland. The property also benefits from solar panels.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

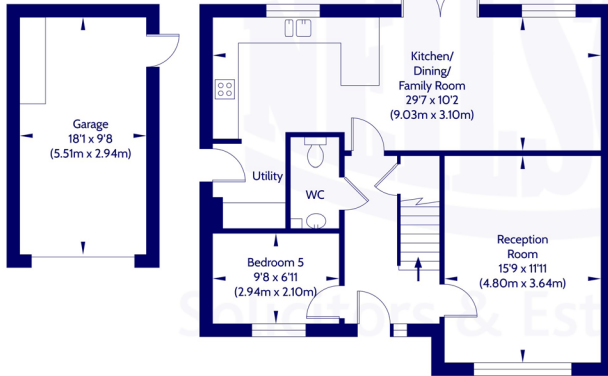
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox Adventure Park. 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.



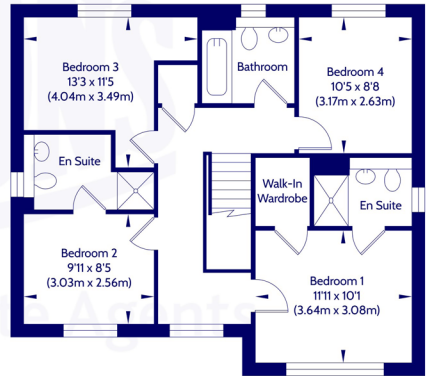


Approx. Gross Internal Floor Area 136 Sq M / 1454 Sq Ft.

Ground Floor



1st 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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