



**Kirkliston | Pikes Pool Drive | Offers Over £269.950**

Get ready to be impressed, modern, stylish interiors, great room proportions - an ideal family home in a great location.





Nestled within the charming village of Kirkliston on the outskirts of Edinburgh, 24 Pikes Pool Drive offers an immaculately presented three-bedroom, 3-bathroom home, perfect for families seeking a balance of village charm and urban convenience. This delightful property boasts fresh neutral decor and contemporary finishes throughout, creating a warm and inviting atmosphere.

Upon entering the residence, one is greeted by a welcoming exterior with maintenance-free artificial grass, leading into a stunning open-plan kitchen/diner that serves as the heart of the home. The modern kitchen is equipped with sleek white high gloss base and wall units, integrated appliances, and stylish laminate flooring that extends into the utility and lounge area. A handy utility space offers additional convenience, including a free-standing washer and dryer. The utility area provides access to the rear garden and the conveniently located cloakroom with white w.c and sink.



The lounge is a bright, open space with a window overlooking the front and French doors opening to the garden, complete with a wall-mounted electric fire for cosy evenings. A lovely space to relax and unwind.

The upper landing, bathed in natural light, grants access to three carpeted bedrooms, each a testament to comfort and tranquillity. The master bedroom enjoys space for a king size bed and the luxury of an en-suite shower room and fitted mirror wardrobes, while bedroom 2 also hosts a king size bed and built-in mirror wardrobes with sliding doors. Bedroom 3 is another generous, light and airy bedroom located to the rear of the property and offers ample space for free-standing bedroom furniture.

A family bathroom featuring a white three-piece suite with a shower above, tasteful grey textured tiling, and a heated stainless steel towel rail, adds to the appeal.



Externally, the property benefits from a fully enclosed rear garden with a lush lawn and paved patio area, alongside a garden shed for additional storage. An allocated parking space and ample visitor parking are available to the rear.

Equipped with gas heating, double glazing, and an alarm system, this move-in-ready home is the ideal setting for a family to begin their new chapter in comfort and style.



### Sizes:

Kitchen/Diner (at widest) 20' 5" x 14' 5" (6.22m x 4.39m)

Utility 8' 3" x 4' 0" (2.51m x 1.22m)

Lounge 20' 5" x 10' 1" (6.22m x 3.07m)

Cloakroom 7' 0" x 3' 6" (2.13m x 1.07m)

Bedroom 1 10' 9" x 10' 2" (3.27m x 3.10m)

En Suite 7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom 2 10' 5" x 9' 6" (3.17m x 2.89m)

Bedroom 3 10' 5" x 6' 7" (3.17m x 2.01m)

Family Bathroom 9' 8" x 4' 9" (2.94m x 1.45m)

### Location:

The highly popular, historical village of Kirkliston lies approximately only a short 11 miles from Edinburgh's city centre. The village is well placed for the commuter, offering easy access to the city bypass and the central motorway network is readily accessible for commuters, providing quick links to Edinburgh International Airport and the Queensferry Crossing. There are good bus services to Edinburgh and surrounding towns. Kirkliston has a number of shops for day-to-day requirements with additional shops and amenities to be found in nearby South Queensferry, Broxburn, Livingston and at the Gyle Centre in Edinburgh. The local nursery and primary school and recreational facilities are within easy reach. Kirkliston is a fantastic place to call home and is a perfect spot for raising a growing family.

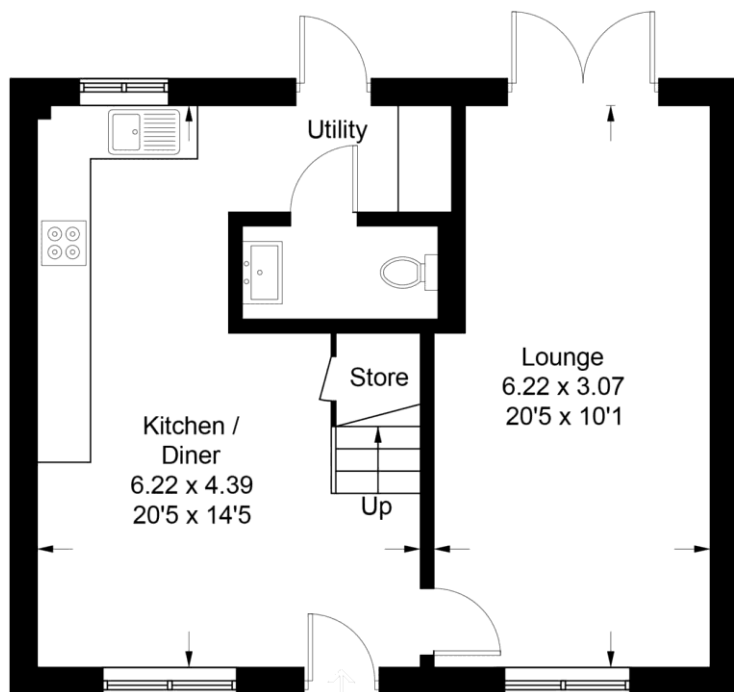
### Extras:

All floor coverings, blinds, light fittings, integrated oven, hob, hood, dishwasher, fridge/freezer, free-standing washing machine, dryer, electric fire in the lounge, barrel planters to front and the garden shed.

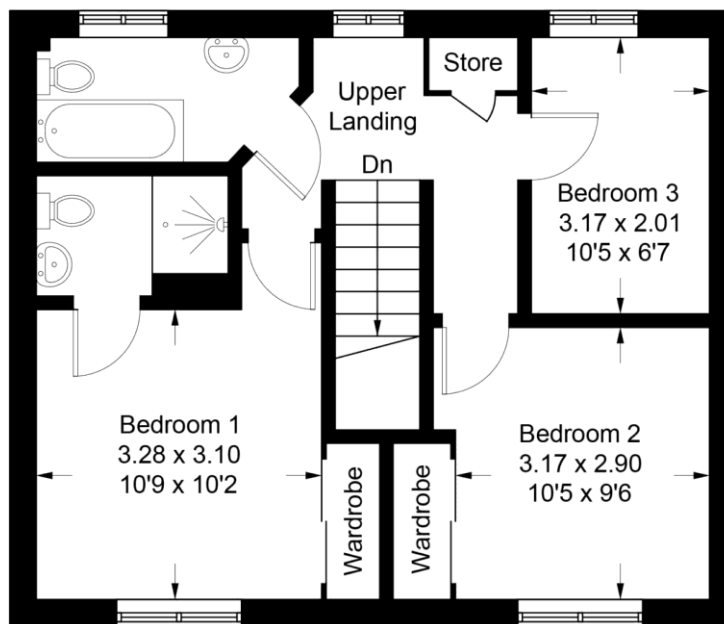


## 24 Pikes Pool Drive, Kirkliston

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft



Ground Floor



First Floor



### All Enquiries

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