



57 Pikes Pool Drive

Kirkliston, Edinburgh EH29 9GH



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## Property Summary

Immaculately presented with contemporary interiors and tasteful décor throughout, this five-bedroom, two-bathroom (plus a separate WC) detached house is set within a quiet cul-de-sac in a modern development in the charming village of Kirkliston. Situated on the edge of Edinburgh, Kirkliston offers a desirable quiet home yet lies within easy reach of excellent amenities in the village itself and in the city, with the bustling city centre just ten miles away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



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## Features

- Beautifully presented detached house in Kirkliston
- Entrance hall with storage and WC
- Dual-aspect, sunny living room with French doors onto garden
- Generous, tri-aspect, well-appointed dining kitchen with adjoining utility room
- Ground-floor versatile bedroom or study with built-in storage
- Four-bedrooms upstairs (three with built-in wardrobes)
- One Jack-and-Jill en-suite shower room
- Stylish four-piece family bathroom with landing and principal bedroom access
- Favourable southeast-facing rear garden
- Private driveway
- Detached single garage with 7kW EV charger and tethered cable
- Gas central heating and double glazing
- EPC Rating - B





*“Beautifully presented detached house in Kirkliston with a dual-aspect, sunny living room with French doors to garden”*





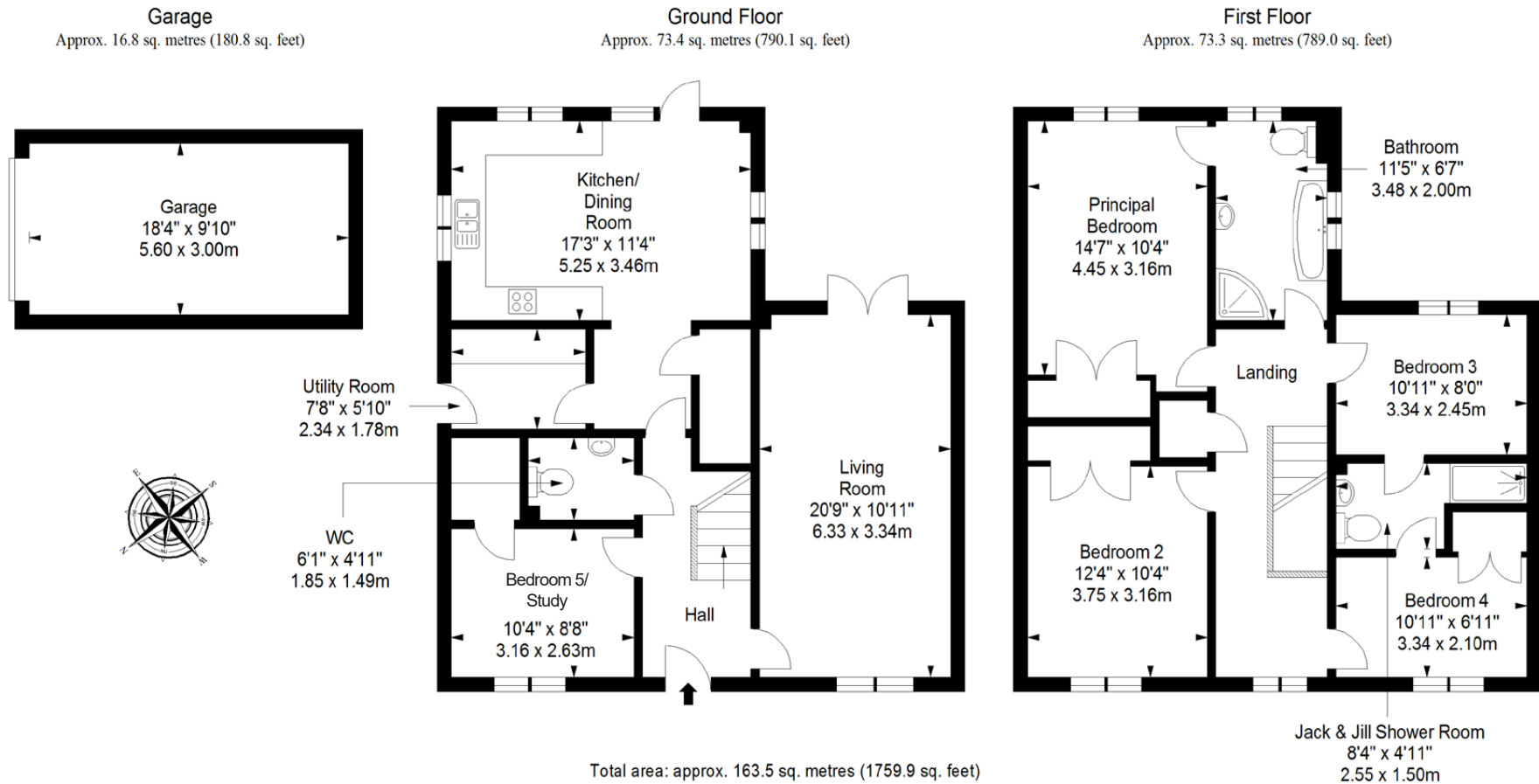


*“Five-bedrooms, one Jack-and-Jill en-suite shower room & a stylish four-piece family bathroom with landing & principal bedroom access”*





# Floorplan



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