

35 Maitland Hog Lane

KIRKLISTON, EDINBURGH, EH29 9DU



*Well presented 3-bedroom semi-detached house offers
a harmonious blend of comfort and practicality*



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Nestled in the heart of Kirkliston, West Lothian, this well-presented 3-bedroom semi-detached house offers a harmonious blend of comfort and practicality. The property provides the perfect family home or lucrative investment opportunity.

THE KITCHEN & UTILITY



The ground floor welcomes you with a well-appointed kitchen featuring an electric hob and oven, complemented by ample worktop space. Providing seamless access to the rear garden, this space is both functional and inviting. A utility room adds convenience to daily tasks, while the expansive living room creates a warm and inviting atmosphere for relaxation and entertainment.

THE LIVING ROOM





As you ascend to the first floor, you'll discover three generously sized double bedrooms.
The modern three-piece bathroom suite finishes off this floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



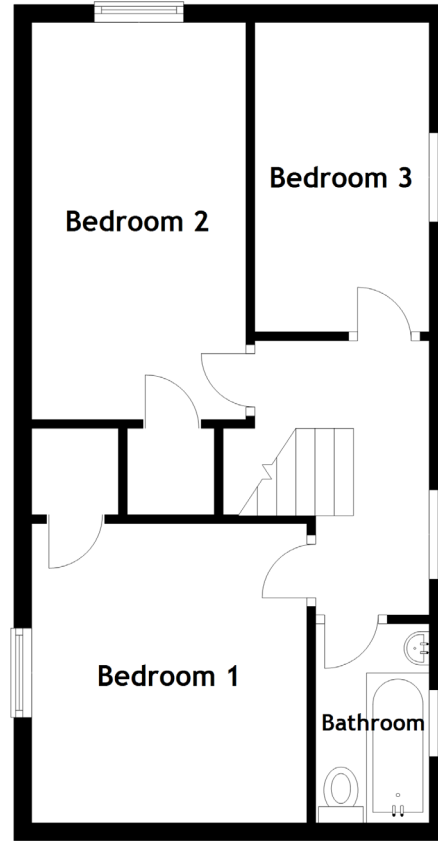
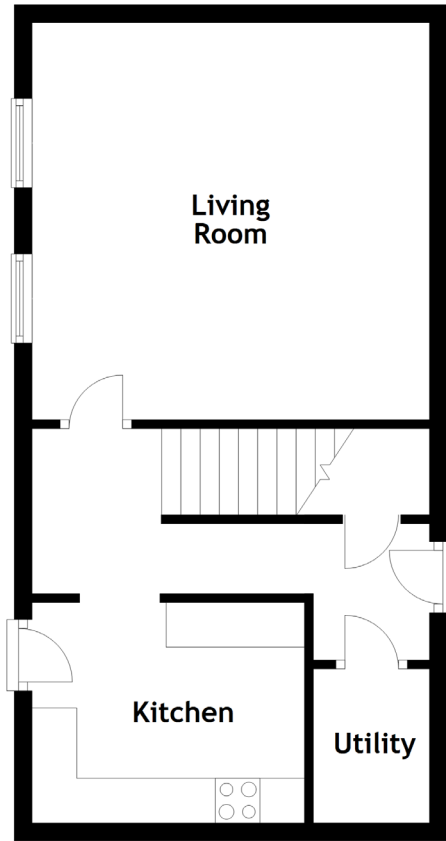
The exterior of the property boasts a standout feature – a spacious west-facing rear garden, perfect for outdoor activities, gardening, or simply basking in the sunlight. The large front garden, complete with a shed, enhances the overall charm and functionality of the exterior spaces.

Situated in Kirkliston, West Lothian, this property enjoys a prime location with proximity to local amenities, schools, and transportation links, ensuring a well-connected and convenient lifestyle for its residents.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

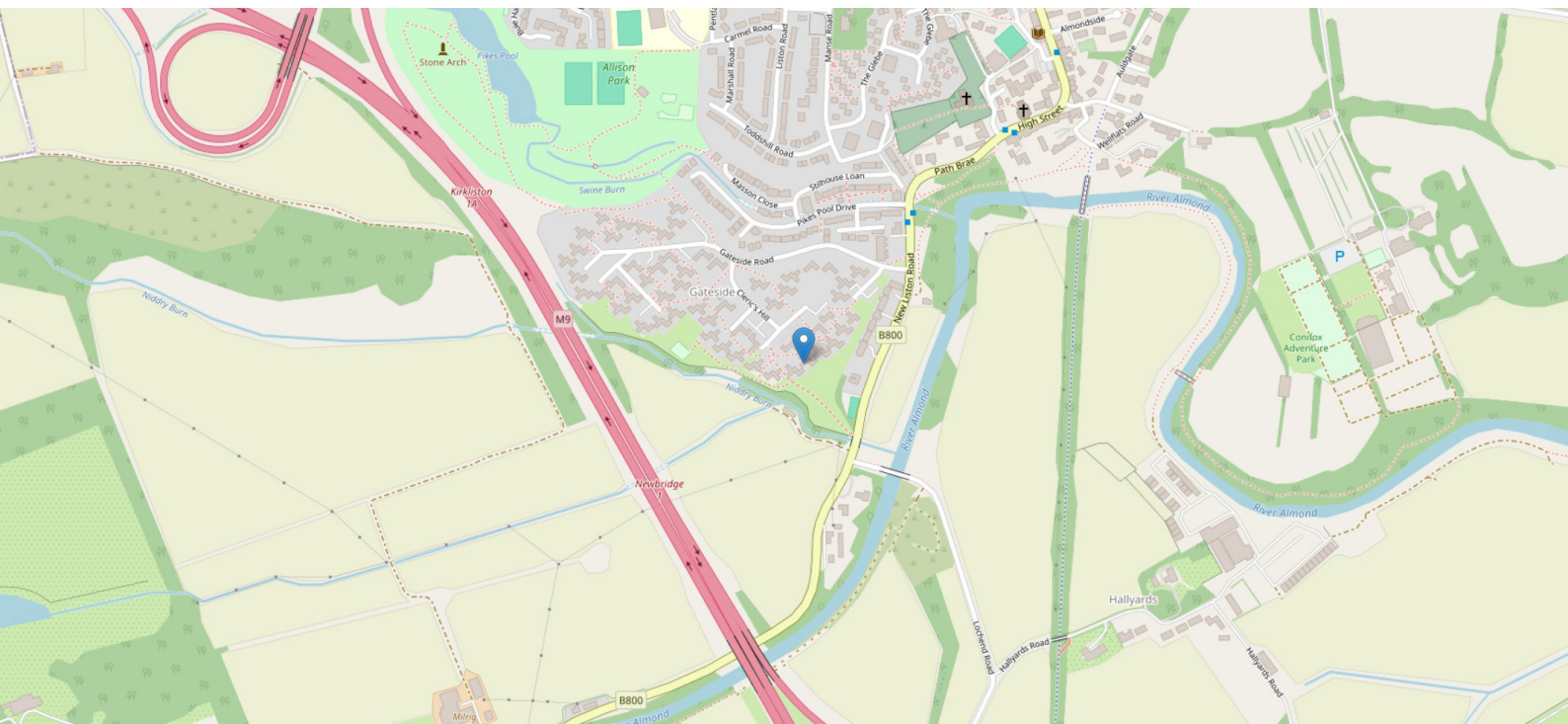


Approximate Dimensions
(Taken from the widest point)

Living Room 4.45m (14'7") x 4.45m (14'7")
 Kitchen 3.05m (10') x 2.47m (8'1")
 Utility 1.73m (5'8") x 1.41m (4'8")

Bedroom 1 3.39m (11'1") x 3.08m (10'1")
 Bedroom 2 4.45m (14'7") x 2.50m (8'2")
 Bedroom 3 3.47m (11'5") x 1.95m (6'5")
 Bathroom 2.23m (7'4") x 1.44m (4'9")

Gross internal floor area (m²): 83m² | EPC Rating: F



THE LOCATION

Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow. That was before the advent of the motorway system which bypasses Kirkliston leaving it a quiet and rural community. It is however, conveniently located for easy access to the Edinburgh city bypass and Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport.





The village itself has its own history as can be seen in the old buildings in its centre. All but the most unusual daily requirements can be satisfied with the village's shopping facilities, and the village has its own dentist and doctor as well as its own nursery and primary school.

Further local shopping is available at South Queensferry, some five minutes away by car. Major retail facilities are to be found close by at the Gyle Shopping Centre on the outskirts of Edinburgh or to the west of the village at Livingston's shopping centres. Kirkliston is also conveniently located for easy access links to the Edinburgh city bypass.



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