

9 Eilston Drive

KIRKLISTON, WEST LOTHIAN, EH29 9FN



*SPACIOUS FIVE BED
DETACHED FAMILY HOME*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this five bedroom two public room detached family home in Edinburgh's ever popular town of Kirkliston. This property is nestled away nicely in this private family neighbourhood and has been upgraded and developed to lend itself to a family.

Inside, the property comprises of a spacious living area with access to the private rear garden. The living space offers an excellent family space with multiple possibilities for furniture arrangements. In addition to the living room the property further benefits from one of the two garages having been converted to a second public room, this could serve as a second living room, children play room, gym or home office.



Family Room





There is a fully equipped kitchen/diner which is an excellent family space with access into the fully equipped utility room. The kitchen is modern and fitted with a five ring gas hob, double oven, dishwasher and fridge freezer.







There are five bedrooms all ranging in size, four of the five bedrooms will fit a double, the master bedroom and bedroom two both have en-suite facilities and only one benefits from integrated wardrobes however, there is ample space in all the bedrooms for free-standing furniture.



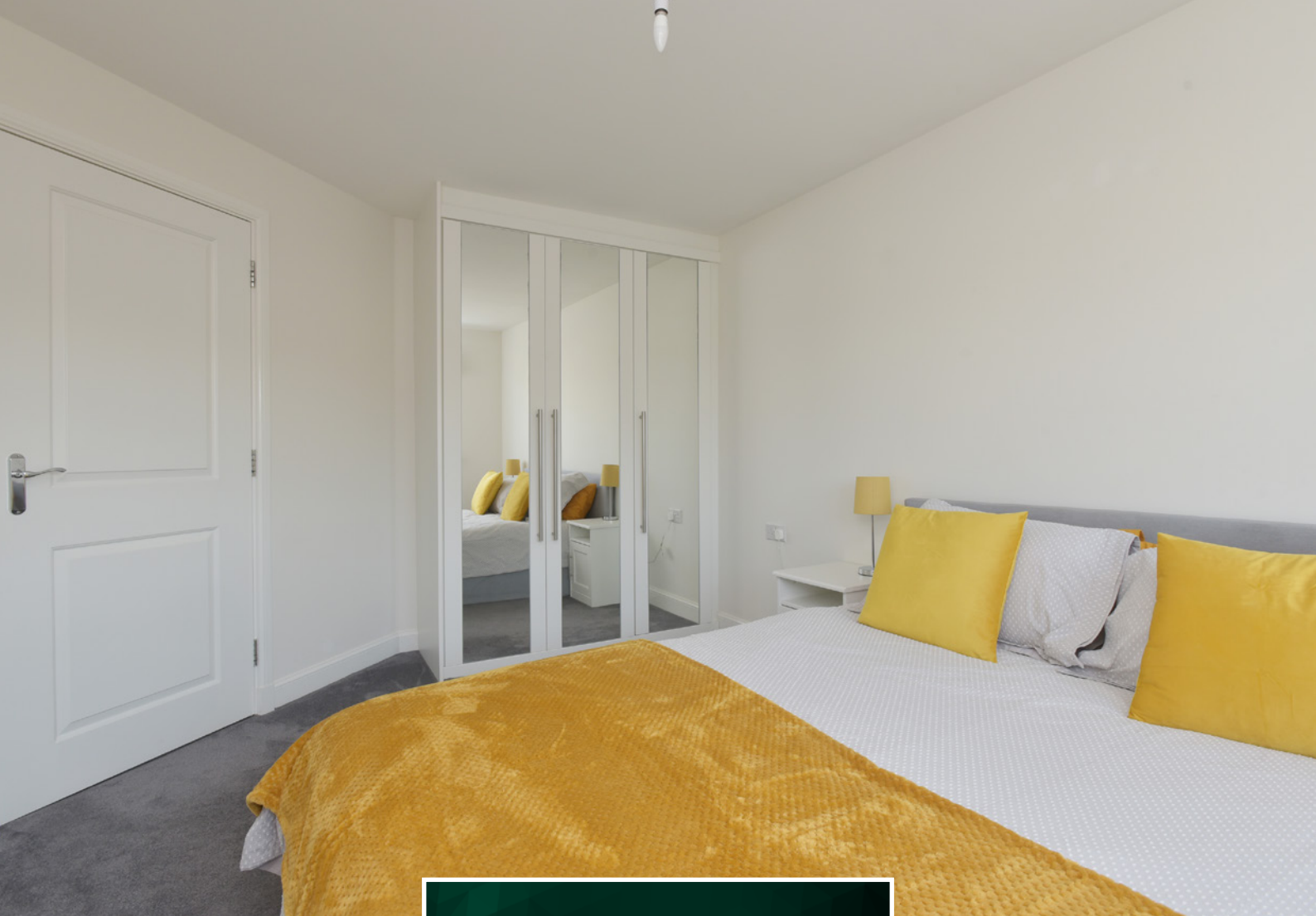




Bedroom 2







Bedroom 3





Bedroom 4





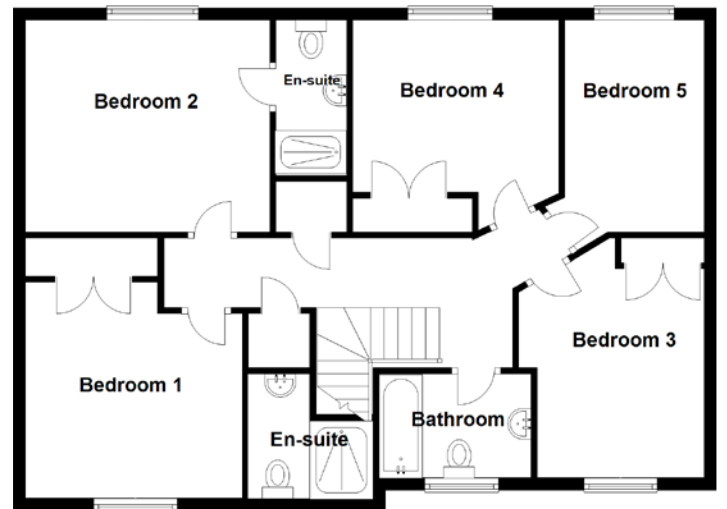
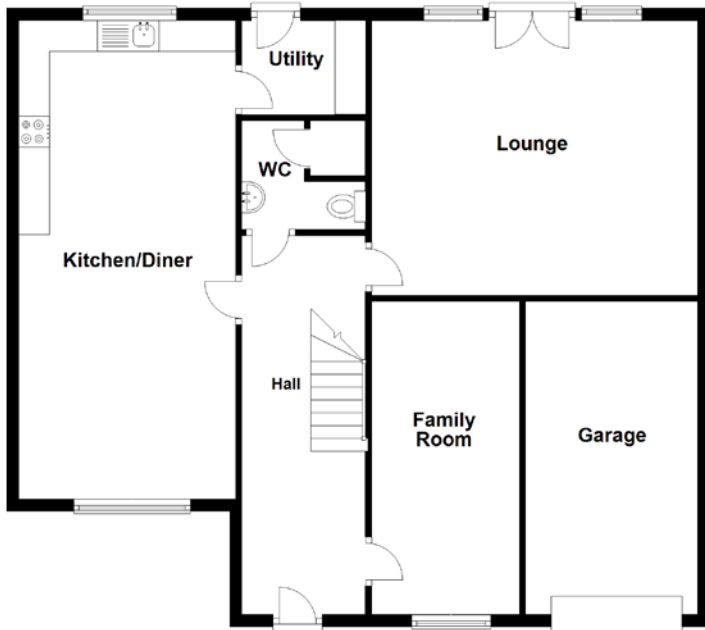
Bedroom 5





The property has a WC on the ground floor whilst further benefitting a three piece family bathroom with a shower over the bath on the first floor as well as the previously mentioned en-suite facilities in bedroom one and two.





Approximate Dimensions

(Taken from the widest point)

Lounge	5.29m (17'4") x 4.46m (14'8")	Bedroom 3	3.89m (12'9") x 2.71m (8'11")
Kitchen/Diner	7.77m (25'6") x 3.52m (11'6")	Bedroom 4	3.56m (11'8") x 3.35m (11')
Family Room	5.09m (16'8") x 2.40m (7'10")	Bedroom 5	3.45m (11'4") x 2.32m (7'7")
Utility	2.01m (6'7") x 1.52m (5')	Bathroom	2.46m (8'1") x 1.69m (5'7")
Bedroom 1	3.52m (11'6") x 3.50m (11'6")	Gross internal floor area (m ²): 164m ²	
En-suite	2.03m (6'8") x 2.00m (6'7")	EPC Rating: B	
Bedroom 2	3.96m (13') x 3.45m (11'4")		
En-suite	2.52m (8'3") x 1.15m (3'9")		

In addition to this, the house has an attic and single garage acting as additional storage, whilst benefitting from gas central heating and modern double glazed windows keeping the family warm year round whilst being cost effective at the same time. There is a well maintained front and rear garden with a double drive and excellent on street parking for further visitors.





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, 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.

The Location

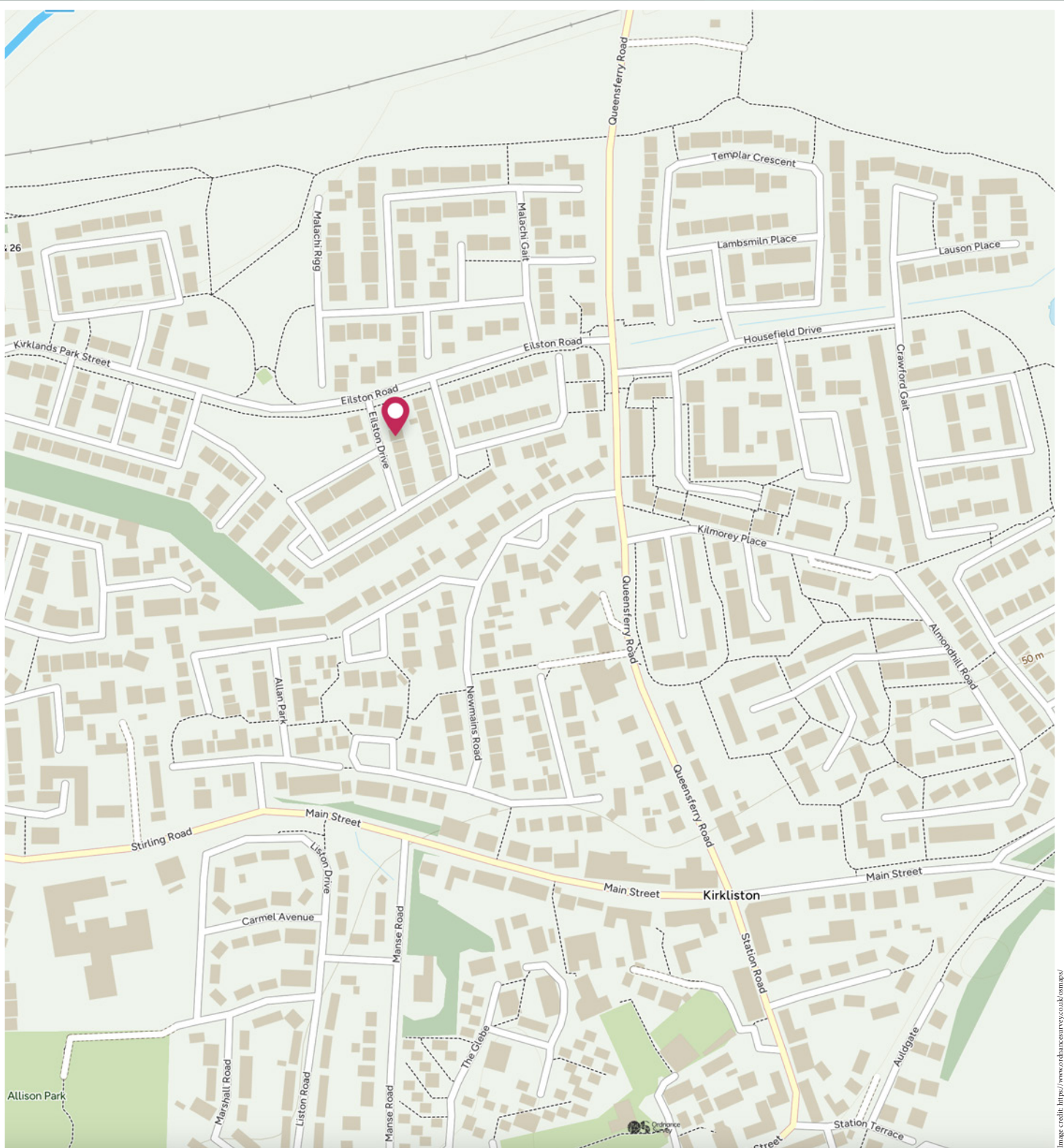


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.