

21 Marshall Road

KIRKLISTON, EH29 9DE



This superb three-bedroom end-terraced house sits on a corner plot with a generous sunny wrap-around garden and benefits from a significant ground-floor extension



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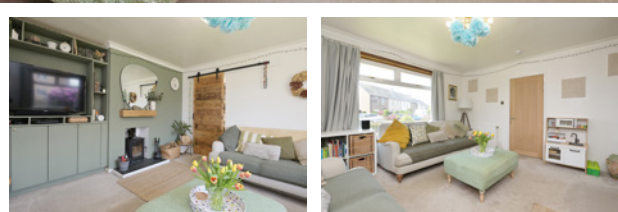


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McEwan Fraser is delighted to present this superb three-bedroom end-terraced house that is presented to the market in excellent condition. The property sits on a corner plot with a generous sunny wrap-around garden and also benefits from a significant ground-floor extension. For extra warmth and comfort, there is gas central heating and double glazing.

THE LIVING ROOM



Internal accommodation is focused on a bright and spacious living room. A media wall and wood-burning stove create a natural focal point for the room, and there is plenty of space for different furniture arrangements. A new owner will have plenty of flexibility as they create their ideal living space.

THE KITCHEN



The spacious kitchen enjoys a full range of base and wall-mounted units arranged around a mix of integrated and freestanding appliances. There is plenty of prep and storage space alongside plenty of floor space for additional freestanding units.



The original door from the kitchen has now been removed, and a significant extension has been added. This provides huge additional floor space for a more formal dining room or family, depending on individual preference. This bright and engaging additional entertaining space has French doors opening onto the garden.

THE DINING ROOM



THE BATHROOM



The ground floor accommodation is completed by a stylish bathroom which boasts contemporary tiling and a three-piece suite with a mains shower over the bath.

Climbing the stairs, the first-floor landing gives access to all three bedrooms. Bedroom one is a particularly attractive dual-aspect room with plenty of space for a full suite of bedroom furniture. Bedroom two is a further well-proportioned double, and bedroom three is a generous single.



BEDROOM 1



a particularly attractive dual-aspect room with plenty of space for a full suite of bedroom furniture



BEDROOM 2



BEDROOM 3

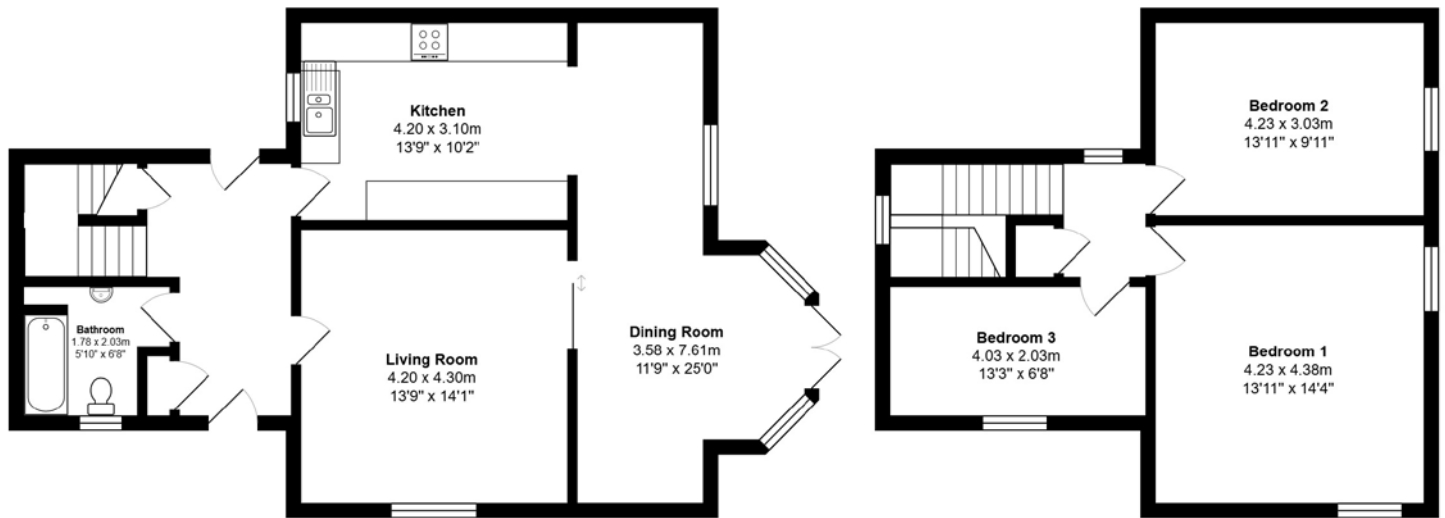


Viewing will be essential to fully appreciate this unique property.

EXTERNALS

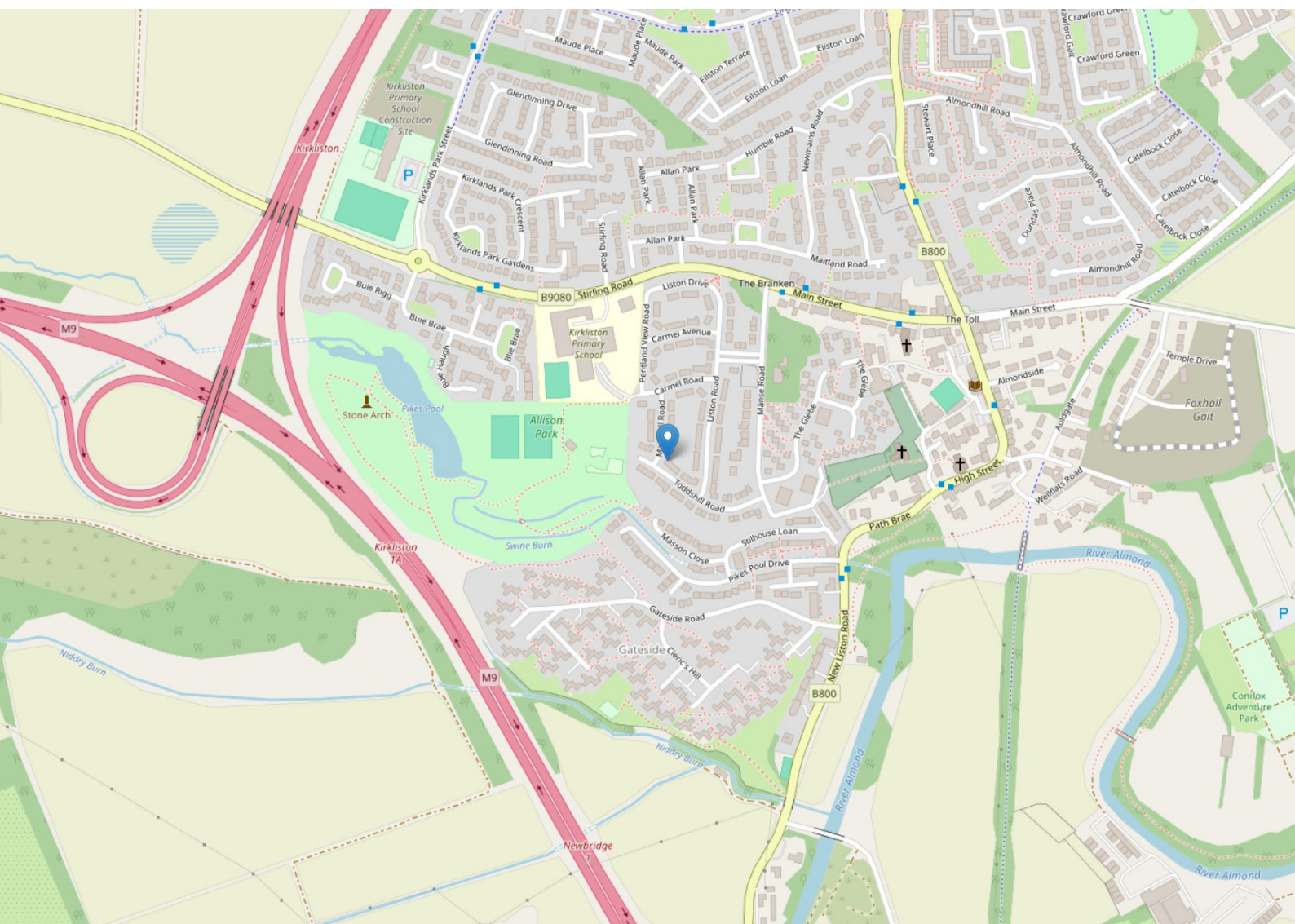


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 114m² | EPC Rating: D



THE LOCATION

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience. The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy, and a health centre, as well as a selection of traditional pubs, cafes, and takeaways.





Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sports and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9/M90 motorway network. The village has bus links to Edinburgh and Dalmeny train station and further shopping facilities are available in nearby South Queensferry.



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