

# KILGOUR

PROPERTY



**22 Pikes Pool Drive, Kirkliston EH29 9GH**





- Spacious Lounge
- Separate Kitchen/Dining Room
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway/Parking Space
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

## Description

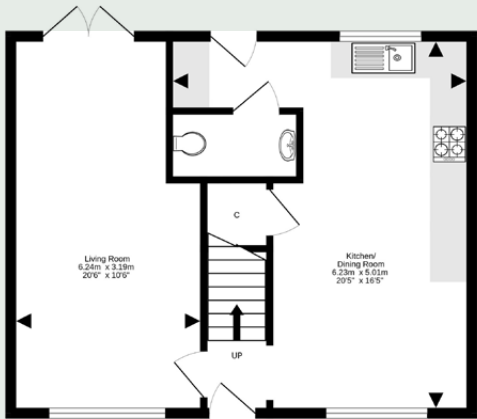
A beautifully presented end terrace house set within a highly popular residential location close to amenities and very well placed for commuting.

The property benefits from gas central heating and is double glazed throughout. Well maintained private gardens are located to the front and rear and there is a private driveway/ parking space located to the rear of the property also.

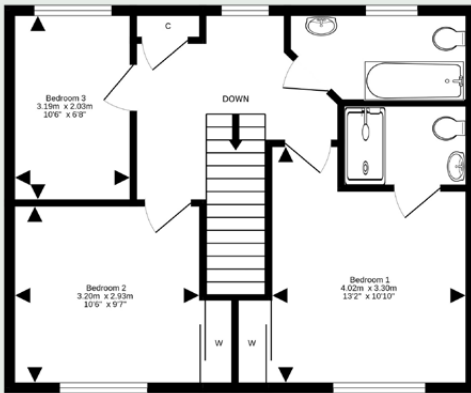
## Location

Kirkliston is a beautiful rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and cafes, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/ M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.



1 3 2 C   
EPC BANDE   
COUNCIL TAX BAND

Ground Floor



1st Floor

|                     |              |              |
|---------------------|--------------|--------------|
| Lounge              | 20'6 x 10'6  | 6.24 x 3.19m |
| Kitchen/Dining Room | 20'5 x 16'5  | 6.23 x 5.01m |
| Bedroom 1           | 13'2 x 10'10 | 4.02 x 3.30m |
| Bedroom 2           | 10'6 x 9'7   | 3.20 x 2.93m |
| Bedroom 3           | 10'6 x 8'6   | 3.19 x 2.03m |







**KILGOUR**  
PROPERTY

95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
enquiries@kilgourproperty.co.uk  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)

rightmove 

ZOOPLA

 OnTheMarket.com