

KILGOUR

PROPERTY



6 Buie Haugh, Kirkliston, EH29 9FD





- Living Room/Dining Room
- Separate Kitchen
- 3 Bedrooms (Master En Suite)
- Bathroom
- Utility Room
- W/C
- Private Front and Rear Garden
- Driveway
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

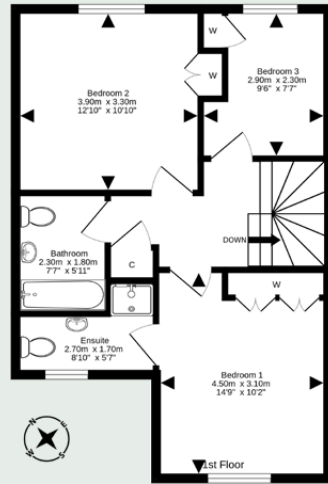
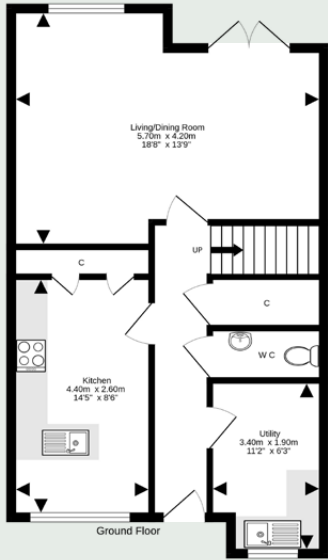
A well presented and ideally located mid terrace villa enjoying a peaceful cul de sac setting within a sought after residential development.

The property benefits from gas central heating and is double glazed. Externally there are well maintained private gardens to the front and rear and a driveway for secure off street parking.

Location

Kirkliston is a small town, lying to the west of Edinburgh city centre in close proximity to Livingston. A historic village, Kirkliston is a designated conservation area, set amongst the open agricultural land, with a village centre surrounded by a growing number of modern residential developments. With plenty of local amenities in the heart of village, there is also a Tesco superstore at nearby South Queensferry and a multitude of country parks and open walks in the surrounding area. The area also hosts well-respected primary and secondary schools, including Kirkliston Primary, and a pick-up point for the school bus to Queensferry High School a short walk from the property at Kirkliston Leisure Centre. There are excellent road links to the M90, A8, M8 and M9, regular bus services, and a rail station at Dalmeny, making Kirkliston a highly popular location for commuting into Edinburgh



1 3 2 C
B
B
EPC BANDE
E
E
COUNCIL TAX BAND

Living Room/Dining Room	18'8 x 13'9	5.70m x 4.20m
Kitchen	14'5 x 8'6	4.44m x 2.60m
Bedroom 1	14'9 x 10'2	4.50m x 3.10m
En Suite	8'10 x 5'7	2.70m x 1.70m
Bedroom 2	12'10 x 10'10	3.90m x 3.30m
Bedroom 3	9'6 x 7'7	2.90m x 2.30m
Bathroom	7'7 x 5'11	2.30m x 1.80m
Utility	11'2 x 6'3	3.40m x 1.90m







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