



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10 Lambsmilln Place

Kirkliston, West Lothian EH29 9GP

Set in a modern development in the charming village of Kirkliston, this beautifully presented five-bedroom detached house enjoys spacious accommodation and bold, contemporary interiors. The family home enjoys an open-plan, double-aspect living room and family/movie room with south-facing double doors, a sunny breakfasting kitchen with a dining area, a main bedroom with a walk-in wardrobe and an en-suite shower room, a sun-filled double bedroom with en-suite and fitted wardrobes, plus a versatile third double bedroom/study with south-facing garden views as well as two further double bedrooms with storage space and a family bathroom. Externally, the home boasts well-kept garden grounds, the rear garden and a bit of the front garden has astro turf, there is also a driveway and garage parking.

Factor: The development is factored by Scottish Woodlands with an approximate cost of £300 per year. The factor fee includes the maintenance of the communal garden and green.

Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances. ITEMS TO BE EXCLUDED FROM THE SALE: Curtains in living room and fourth bed room and lights fittings in kitchen, second and third bedrooms.

Property Summary

- Attractive detached house
- Established modern development setting
- Situated in the lovely village of Kirkliston
- Attractive, modern interiors
- Entrance hall with under-stair storage and WC
- Amtico signature flooring throughout ground floor
- Open-plan, double-aspect living room and family/movie room
- Sunny breakfasting kitchen with a utility room
- Five double bedrooms with wardrobes
- Two en-suite shower rooms
- Four-piece family bathroom
- Low-maintenance south-facing garden
- Double garage and multi-car driveway
- Gas central heating and double-glazing
- EPC Rating - B | Council Tax Band - G
- Home Report Value - £525,000







This five-bedroom detached family home comes with a minimalist, enclosed rear garden and a multi-car driveway leading to a double garage







Two en-suite shower rooms, a four-piece family bathroom and a low-maintenance south-facing garden





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

