



11 Lauson Place
KIRKLISTON | EH29 9FY


warners
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Set in the heart of a manicured exclusive development in the historic village of Kirkliston, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and extremely spacious detached villa.

Boasting a wide driveway with EV charger, double garage and landscaped rear garden this property would make an ideal family home in a tranquil yet well-connected location.

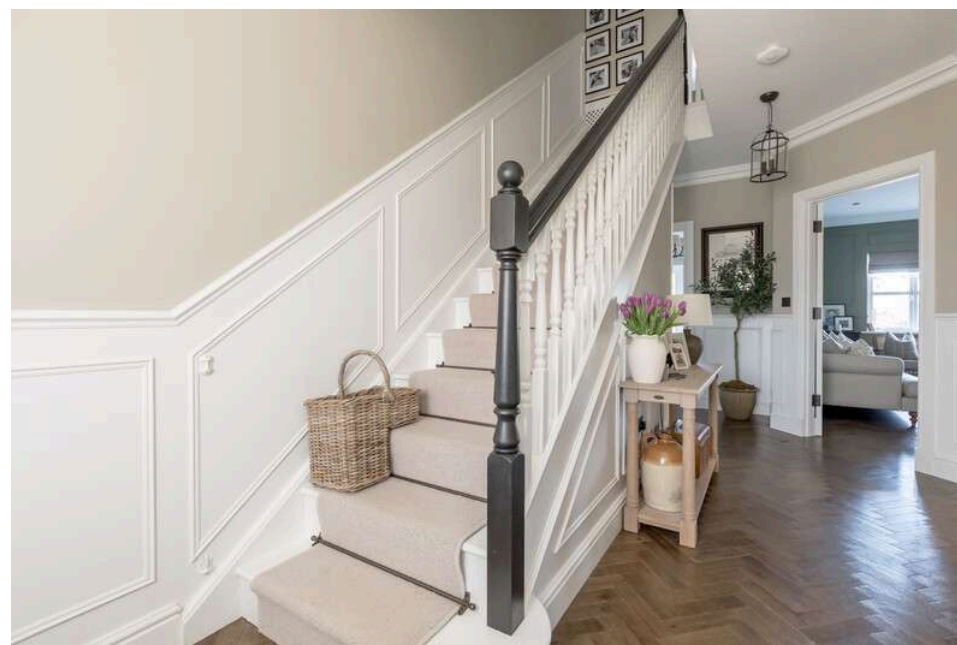
The accommodation comprises a welcoming entrance hallway with ornate flooring and deep storage cupboard, bright sitting room with feature paneling, media unit and additional storage within the bay windowed family room, formal dining room with French doors to the rear garden, a luxury dining kitchen with sumptuous units and useful utility room off and downstairs is completed by a W/C compartment.

Following up a carpeted staircase the upper level enjoys a generously sized principal bedroom with an abundantly sized built-in wardrobes and elegant en-suite bathroom with bath and separate shower. The second double bedroom benefits from an exquisite en-suite shower room and built-in wardrobe and there are three further well-proportioned double bedrooms, with each of these rooms having the potential to be employed as a home office, study or gym, giving the property a great degree of flexibility. A stylish family bathroom completes the internal accommodation.

Externally the fully enclosed landscaped rear garden has a paved section ideal for al fresco entertaining with raised beds for mature trees and shrubs and an area of artificial turf ideal for low maintenance.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Set in a luxury, modern estate in the heart of Kirkliston
- Large detached executive home
- Wide driveway and double garage
- landscaped front and rear gardens
- welcoming hallway with ornate flooring
- Three stunning receptions rooms

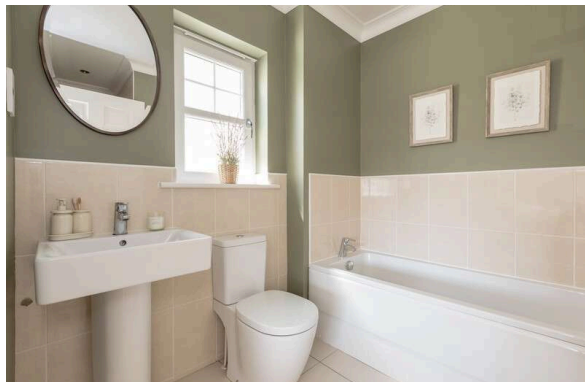
- Luxury dining kitchen and utility room
- Five generously sized double bedrooms
- Three Luxury bathrooms and a W/C
- Conveniently close to Edinburgh and Glasgow as well as the airport

Extras include: White goods and light fittings excluding the dining room, family room and nursery.

TV on the media wall may be purchased by separate negotiation.
EPC Rating C



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 caf s, 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



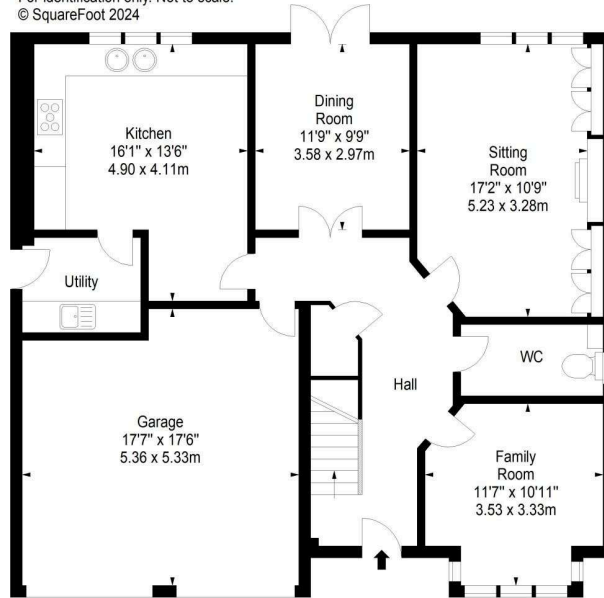




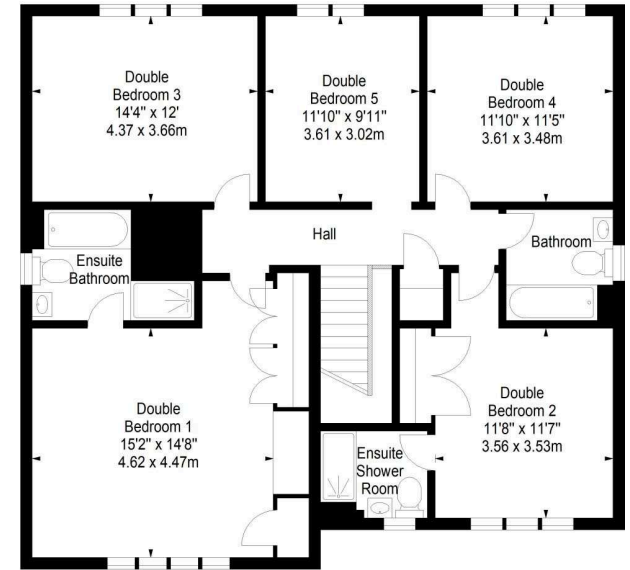
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Approx. Gross Internal Area
 2430 Sq Ft - 225.75 Sq M
 (Including Garage)
 For identification only. Not to scale.
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Ground Floor



First Floor