



61 Pikes Pool Drive
KIRKLISTON | EDINBURGH | EH29 9GH


warners
solicitors & estate agents



61 Pikes Pool Drive

KIRKLISTON | EDINBURGH | EH29 9GH

Beautifully presented detached townhouse providing flexible accommodation to five bedrooms over three levels, located in the sought after village of Kirkliston. Stylish fittings and fixtures are in place throughout the home. Modern high gloss units feature within the kitchen which has plenty of space for dining furniture. The utility room on the ground level has further floor and wall units, space for appliances, and direct access out to a private south facing rear garden. Both the bathroom and en-suite are fitted with modern suites and there is a handy ground level wc, and excellent storage throughout. Externally this fantastic home benefits from private gardens to the front and rear. The rear garden is south facing and fully enclosed with patio area, making it child and pet friendly and ideal for entertaining. There is also unrestricted parking available within the development.

- Detached townhouse with garage and driveway
- Welcoming hallway with storage cupboard
- Utility room with wc
- Modern fitted dining kitchen
- Living room on first floor with Juliet balcony
- Flexible layout to five bedrooms
- Principle bedroom with en-suite shower room
- Family bathroom with mains shower
- Gas central heating and double glazing
- Good storage options throughout
- Fully enclosed south facing rear garden and small front garden
- Driveway and garage
- A building warrant exists for conversion of the garage and reconfiguration of the internal layout

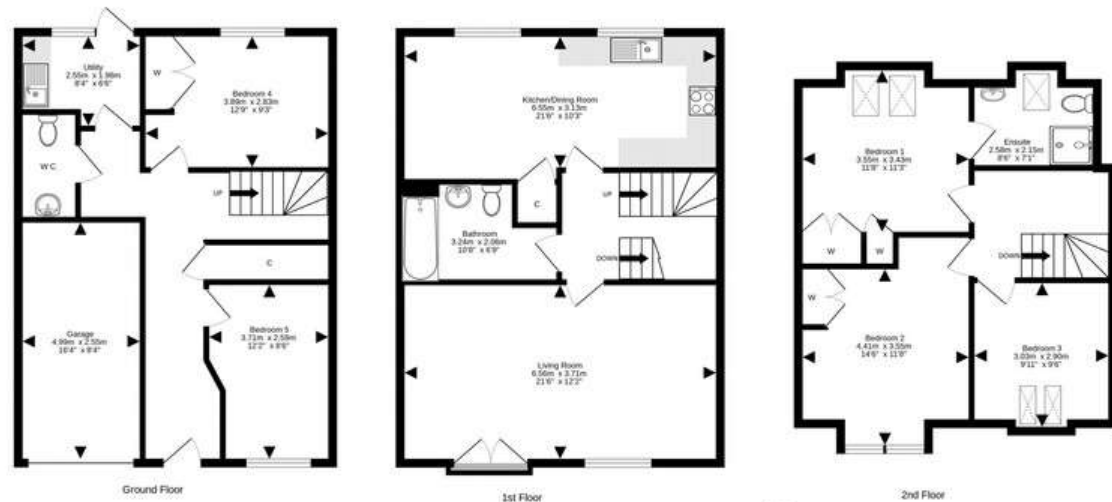
Included in the sale will be all blinds and curtains. The free-standing appliances and items of furniture may be available by separate negotiation. EPC Rating B.

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



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 cafés, 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





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.

