



19 Pikes Pool Drive
KIRKLISTON | EDINBURGH | EH29 9GH


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This impressive three-bedroom, modern semi-detached home located in the sought after village of Kirkliston less than ten miles from the city centre of Edinburgh is presented in excellent order, styled and finished to a high standard throughout. Forming part of this sought-after development enjoying an extremely convenient location, close to good amenities and with access to excellent transport links. The property boasts a wealth of attractive features spread over two floors and includes; a fully enclosed low maintenance layered rear garden with a raised patio area with stunning views. This would make the ideal family home and the accommodation is presented in move-in condition. The property comprises an open plan kitchen dining room currently with fridge/freezer, gas hob, oven and fan, washing machine, dishwasher, adjoining utility room, boiler cupboard and dining area. There is also a spacious living room with patio doors leading into the rear garden. Also downstairs is a shower room with a heated towel rail. Upstairs there are three well proportioned bedrooms, two with built in storage and the master bedroom with ensuite shower room. Completing the accommodation is the bathroom with bath and wc. The property also benefits from a floored attic, driveway and large south-facing rear garden made up of landscaped lawn, sun-beds and an outside tap. Early viewing is highly recommended to appreciate this beautiful family home.

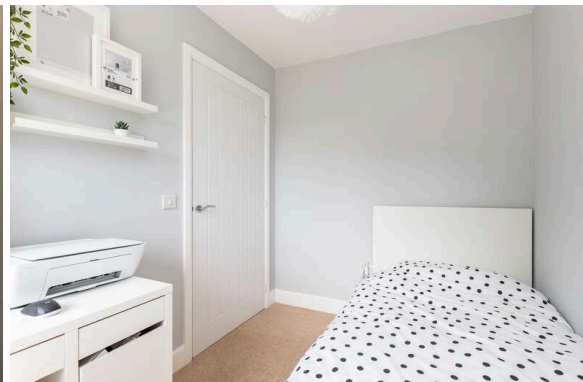
- Entrance Hall and downstairs bathroom
- Kitchen/dining room with well equipped and fitted modern kitchen
- Spacious living room with patio doors opening onto private rear garden
- Three well proportioned bedrooms, one with ensuite shower room
- Contemporary bathroom featuring a bath and WC
- Gas central heating and Double glazing
- Enclosed and landscaped rear garden with stunning views
- Private double driveway with off street parking

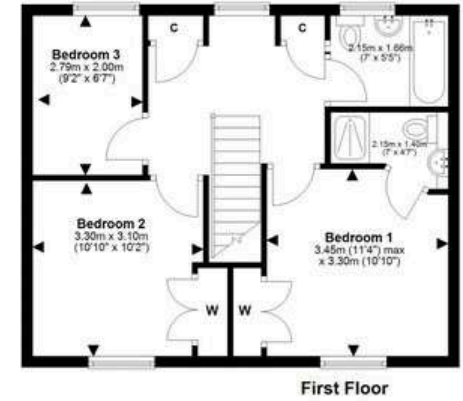
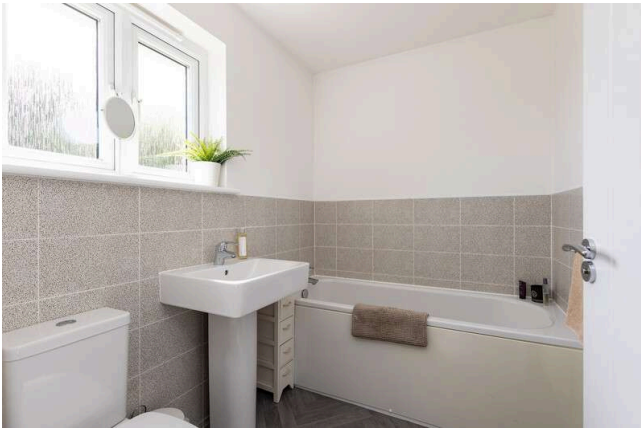
Included in the sale will be blinds and curtains. EPC Rating B

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 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.