



7 Eilston Drive
KIRKLISTON | EH29 9FN


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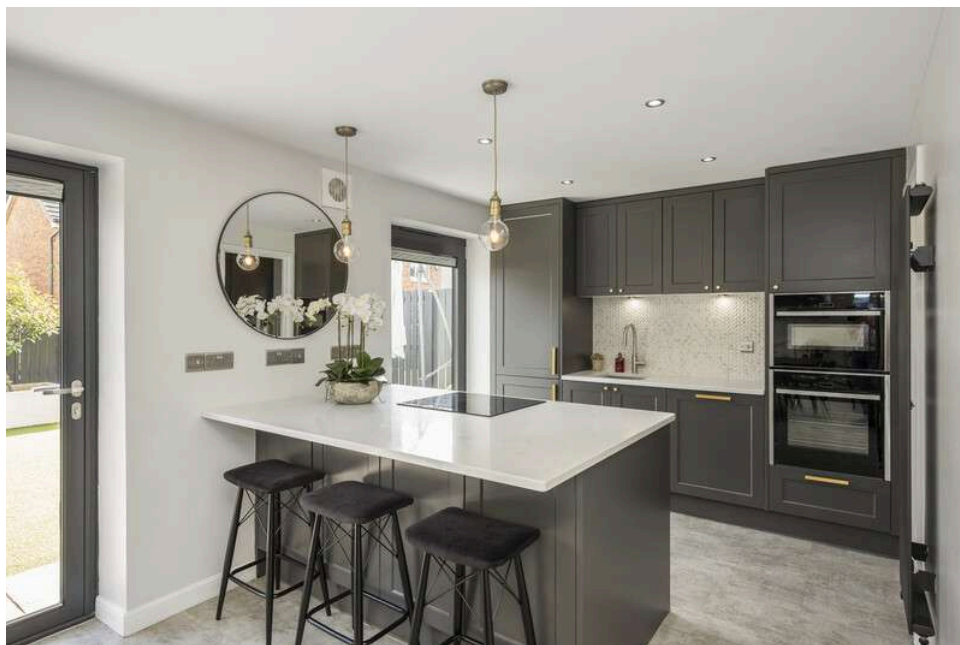
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Beautifully presented detached family villa with landscaped gardens, driveway pleasantly positioned within a much sought after residential area of Kirkliston. In true move in condition throughout this stunning, exceptional family home comprises of a welcoming hallway with wc, storage and stairs to the upper level. The elegant, light and airy front facing lounge offers plenty of space for furnishings, and the garage has been converted to a playroom suitable for a variety of uses. A fabulous family room to the rear offers open plan living/dining/kitchen with central cooking island and tri-folding doors providing excellent natural light and direct access to the fully enclosed rear garden with patio seating area creating the perfect ambience for family living/entertaining. Utility room off boasts further storage and a door to the garden. On the upper floor is the principal bedroom with dressing area and double en-suite shower room, a further two elegant double bedrooms, one with fitted wardrobes, a single bedroom with bespoke wardrobes and an appealing family bathroom with mains shower over bath and vanity sink unit. Further benefits include gas central heating, double glazing, fabulous storage options including attic access and externally a double driveway to the front and a sunny enclosed rear garden with patio seating areas and artificial lawn.

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





- Beautifully presented detached villa
- Bespoke, high specification features
- Flexible to five bedrooms
- Fabulous light filled living/dining kitchen with central cooking island
- Front facing living room
- Playroom/bedroom five
- Principal bedroom with dressing area
- Extended en-suite shower room
- Further two double bedrooms, one with fitted wardrobes
- Single bedroom with bespoke fitted wardrobes
- Family bathroom with mains shower over bath
- Fantastic storage options created
- Gas central heating

- Double glazing
- Double driveway to the front
- Enclosed private rear garden with patio seating areas

EPC Rating B.

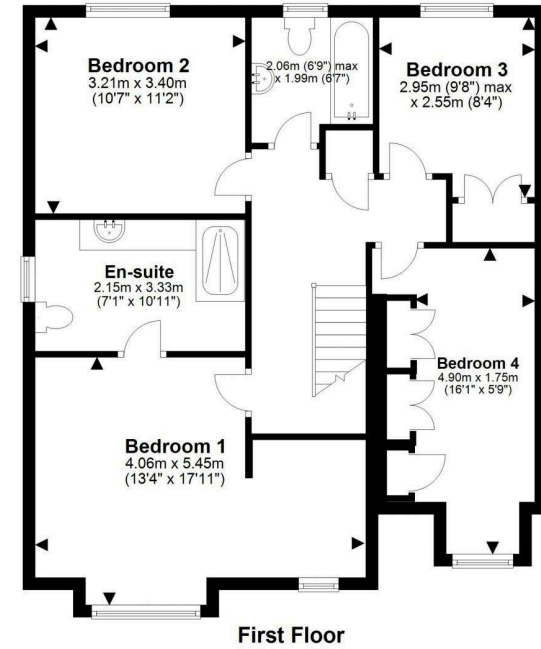
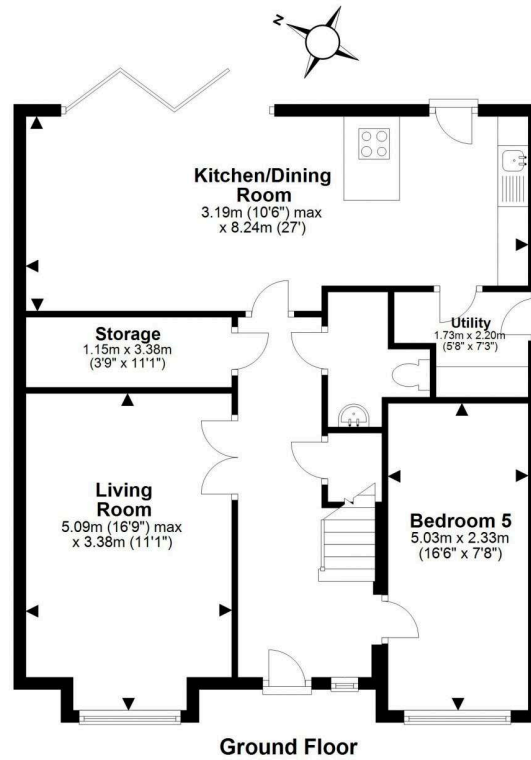
Extras include all blinds, wardrobes, fridge/freezer, dishwasher, microwave/oven, slide and hide oven, Quooker boiling hot water tap and the shed in the garden.



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







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