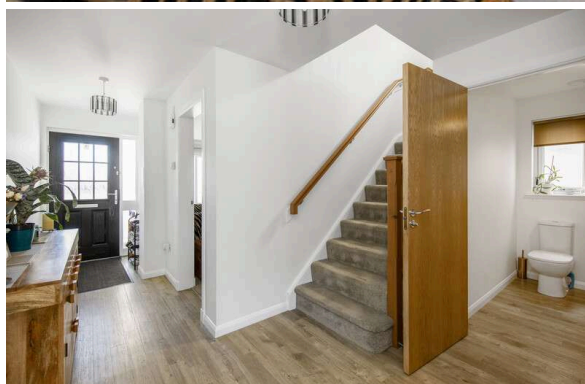




19 Balcomie Gardens
KIRKLISTON | EDINBURGH | EH29 9GD


warners
solicitors & estate agents





19 Balcomie Gardens

KIRKLISTON | EDINBURGH | EH29 9GD

Beautifully presented four bedroom detached villa, quietly situated within an established modern development in the popular village of Kirkliston close to a host of excellent amenities and transport links. This exquisitely designed four bedroom detached home benefits from carefully considered interior specification, which features thoughtful design and attention to detail. Commanding an enviable setting, this perfectly-proportioned home is a natural choice for a growing family, offering well proportioned and light filled living space which comes complete with a welcoming hallway, family room with kitchen, dining and seating area with doors to rear decking area, bright front facing sitting room, principal bedroom with en-suite shower room and fitted wardrobes, three further bedrooms all with fitted wardrobes, family bathroom with separate shower cubicle and bath, downstairs wc and externally, private front garden, enclosed rear garden with decking area and lawn, further enclosed child and pet friendly area with artificial grass accessed from utility room and fence from main garden, a garage and double driveway.

Included in the sale are the integrated appliances - electric double oven, 5 burner gas hob and cooker hood - all lampshades, blinds (including blackout in bedrooms 1 & 2), all curtain poles and curtains, garden storage shed, Ring doorbell and alarm system. Washer/dryer and dishwasher, TBC. Items of garden furniture may be available under separate negotiation.

EPC Rating C

Maintenance of common landscaped areas - £153 annually to the Scottish Woodland Trust, £39 quarterly to Speirs Gumley.

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





- Beautifully presented
- Welcoming reception hallway
- Beautifully appointed family room with French doors to decking and lawn
- Stylish fitted kitchen
- Front facing sitting room/ bedroom
- Utility room with internal door to garage and external door giving access to enclosed child and pet friendly garden with climbing frame
- Downtairs wc
- Large master bedroom with fitted wardrobes and en-suite shower room
- Three further double bedrooms, all with fitted storage
- Family bathroom with separate shower cubicle and bath
- Fantastic storage options
- Gas central heating
- Double glazing
- Private gardens to front and rear
- External double sockets front and rear
- External taps to rear and front from garage
- Garage and driveway



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, pubs, restaurants 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 nearby Conifox Adventure Park, while 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





