



3 Carlowrie Farm Cottage
KIRKLISTON | KIRKLISTON | EH29 9EJ



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Beautifully presented two bedroom terraced cottage boasting stunning southerly views and located in the lovely rural community of Kirkliston, just ten miles from Edinburgh city centre. It is conveniently placed for easy access to the motorway network, just a few miles to the M9, M8 and Queensferry Crossing, and Dalmeny Train Station is approximately three miles away making it an ideal home for a number of buyers. The property has been sympathetically upgraded to a high standard, retaining the character of its age. The property consists of a welcoming hallway with ample storage including access to the fully floored attic. The front facing living room is bright and airy with a burning stove and fireplace. The well appointed kitchen is fitted with floor and wall units with space for appliances. Access to the conservatory is through the kitchen and gives access to one of the large garden areas. There are two good sized double bedrooms, one to the front and one to the rear, and the lovely family bathroom with electric shower over bath, vanity sink unit and bespoke shelving completes the property internally. Externally the front garden is laid to lawn. The secure back garden is mostly laid to lawn with mature trees and shrubs and a patio area, and there is another outdoor space housing the garage with driveway, power light and water and behind this a further large lawn and patio can be found. The property further benefits from oil heating, double glazing and off road parking.

- Terraced cottage with conservatory and fantastic views
- Light filled living room with stove
- Fitted kitchen with integrated and space for appliances
- Two good sized double bedrooms
- Lovely bathroom with electric shower over bath
- Large rear garden and additional garden, detached garage and driveway
- Oil heating and double glazing
- Off road parking to the front

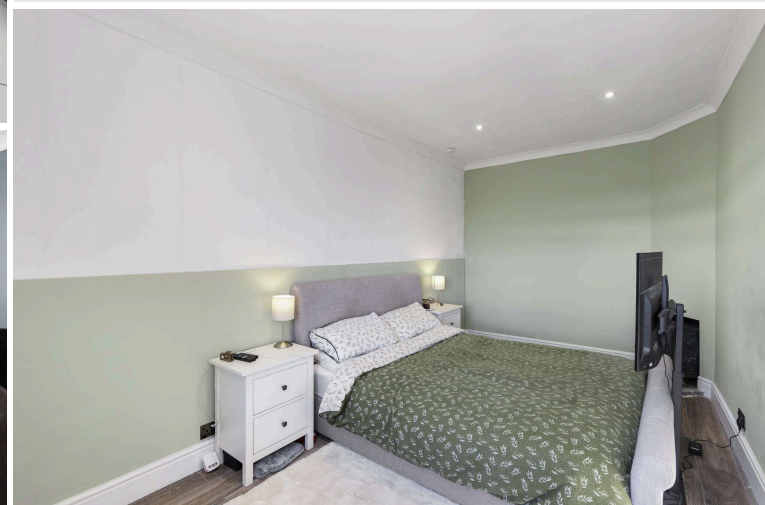
EPC Rating D
Council Tax Band C

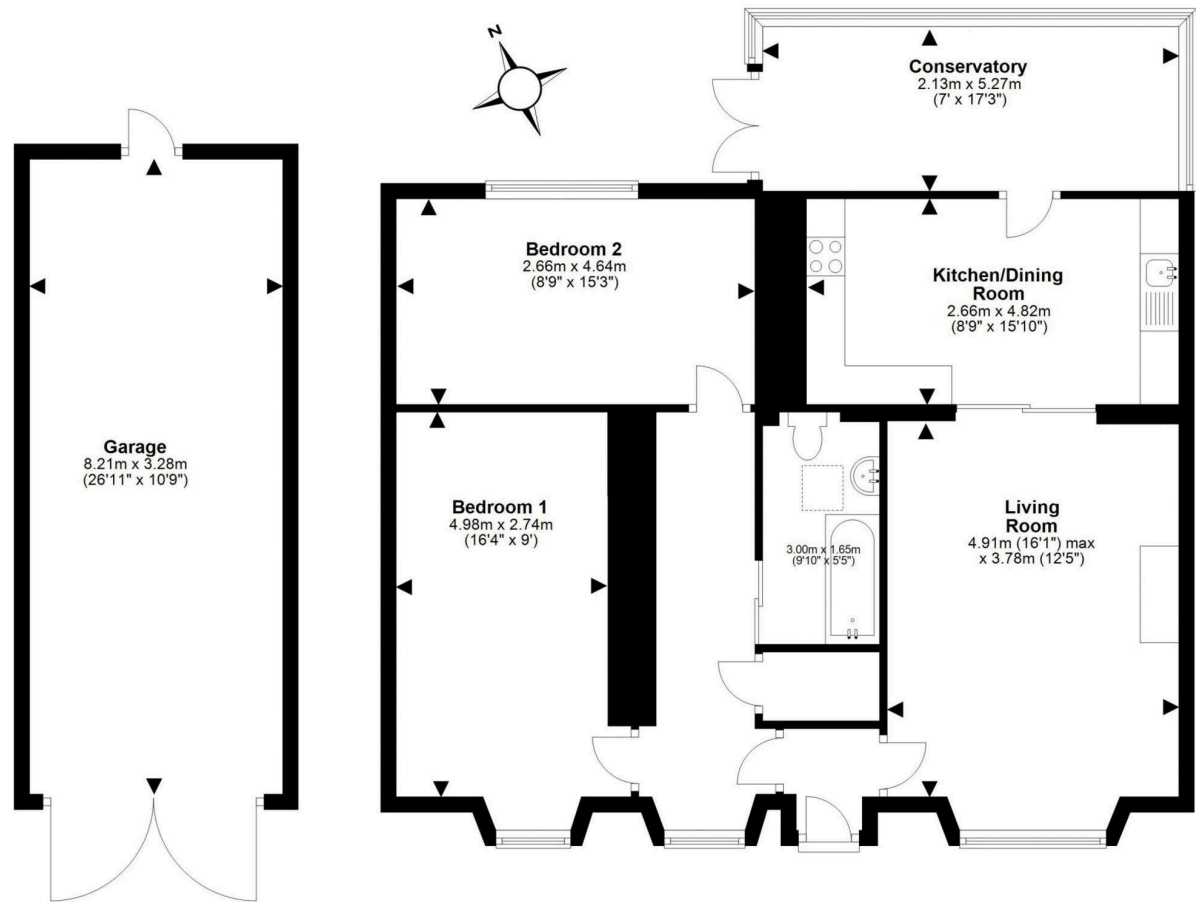
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 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.

Extras include chest freezer in the conservatory, dishwasher, fridge freezer, cooker, microwave, blinds and shed.





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.