



8 Lauson Place
KIRKLISTON | EDINBURGH | EH29 9FY


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Beautifully presented and extremely spacious detached villa set in the heart of a manicured exclusive development in the historic village of Kirkliston, moments from excellent amenities, quick transport links and vast open green spaces. Boasting a double garage, driveway and large enclosed rear garden, this property would make an ideal family home in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage and wc, bright dual aspect living/dining room with feature fireplace and fire, family room/formal dining room to front, a luxury dining kitchen with modern units, integrated appliances and patio doors giving access to rear garden patio area, and useful utility room off. The upper level enjoys a generously sized front facing principal bedroom with built in wardrobes and en-suite shower room. The second double bedroom also benefits from an en-suite shower room and built-in wardrobe and there are two further well-proportioned double bedrooms, and a study/nursery. A stylish family bathroom with separate mains shower cubicle completes the internal accommodation.

Externally the fully enclosed rear garden, which is bordered by fields, is laid to lawn with a patio area. There are open views across the fields to the rear of the property. Further benefits on offer are gas central heating, double glazing and fantastic storage options throughout.

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





- Set in a luxury, modern estate in the heart of Kirkliston
- Large detached executive home
- Flexible accommodation
- Detached double garage
- Large rear gardens with patio area and lawn
- Welcoming hallway with wc
- Bright and spacious dual aspect living/dining room
- Luxury dining kitchen and utility room

- Generous principal bedroom with en-suite shower room
- Four further bedrooms, one with en-suite
- Luxury bathroom with separate shower cubicle and bath
- Conveniently close to Edinburgh and Glasgow as well as the airport

Included in the sale will be all integrated appliances. The curtains will be included, with the exception of those in the living room, dining room and the back bedroom. The wardrobes in the front and back back children's bedrooms will be included, along with the raised bed/desk. EPC rating C. Council Tax band G.



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.





