



2 Malachi Green
KIRKLISTON | EH29 9FT


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Occupying a prime position within a sought-after modern development, this impressive four-bedroom detached family home offers spacious, high-specification accommodation complemented by generous private gardens and open green outlooks. Set on a peaceful residential street, the property enjoys an enviable setting facing a beautifully landscaped and child-friendly communal green-ideal for families and those seeking a tranquil environment with excellent lifestyle amenities. Upon entering, you are welcomed into a bright and inviting hallway which sets the tone for the rest of the home. The heart of the property is the expansive kitchen, dining room-a fantastic open-plan space designed with modern living in mind. This room is flooded with natural light and enhanced by elegant French doors opening onto the rear garden, creating a seamless transition between indoor and outdoor living. The kitchen is both stylish and practical, offering ample cabinetry, generous worktops, handy breakfast bar and contemporary finishes that make it ideal for everyday use and entertaining alike. The ground floor further benefits from a spacious formal lounge, ideal for relaxing with family or hosting guests, and a practical utility room offering excellent storage solutions. A convenient downstairs WC completes the lower level. Throughout the ground floor, solid oak flooring adds warmth and a sense of continuity to the layout. Upstairs, the principal bedroom enjoys the luxury of its own dressing area and a sleek en-suite shower room, offering a peaceful private retreat. Three additional double bedrooms are all well-proportioned, and a beautifully appointed family bathroom-complete with a separate bath and walk-in shower-serves the remaining rooms. Externally, the home is surrounded by substantial private gardens, which have been thoughtfully landscaped, the rear is mainly laid to lawn with patio area making it perfect for outdoor entertaining, children's play and relaxing in the sun. A mono-blocked driveway provides parking for multiple vehicles and leads to an integral single garage and additional features include gas central and double glazing. Located in the popular village of Kirkliston, this property offers the perfect balance of rural charm and city accessibility. With excellent local amenities including a post office, medical facilities, shops, and caf s, the area is well-served for everyday needs. Families will benefit from highly regarded schools and nurseries in the area, while commuters will appreciate swift access to South Queensferry, the City Bypass, and main road links into Edinburgh and beyond. Scenic country walks and cycle paths, as well as nearby leisure facilities, enhance the village's appeal as a welcoming community with plenty to offer.

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





Early viewing is highly recommended to fully appreciate the quality, space, and setting of this exceptional home.

Accommodation & Key Features:

- Impressive four-bedroom detached family home in a sought-after modern development
- Prime position overlooking a landscaped, child-friendly communal green
- Spacious entrance hallway with solid oak flooring throughout the ground floor
- Expansive open-plan kitchen, dining room with French doors to rear garden
- Generous formal lounge ideal for entertaining or relaxing
- Practical utility room with excellent storage
- Handy downstairs WC
- Principal bedroom with dressing area and sleek en-suite shower room

- Three further well-proportioned double bedrooms (all with integrated storage)
- Modern family bathroom with separate bathtub and walk-in shower
- Large landscaped private rear garden ideal for outdoor entertaining
- Mono-blocked driveway leading to single integral garage
- Gas central heating and double glazing
- Located in the popular village of Kirkliston with excellent local amenities

Integrated appliances will be included in the sale of the property including American style fridge/freezer, washing machine, tumble dryer & induction hob. Other items included in the sale are all blinds and carpets.

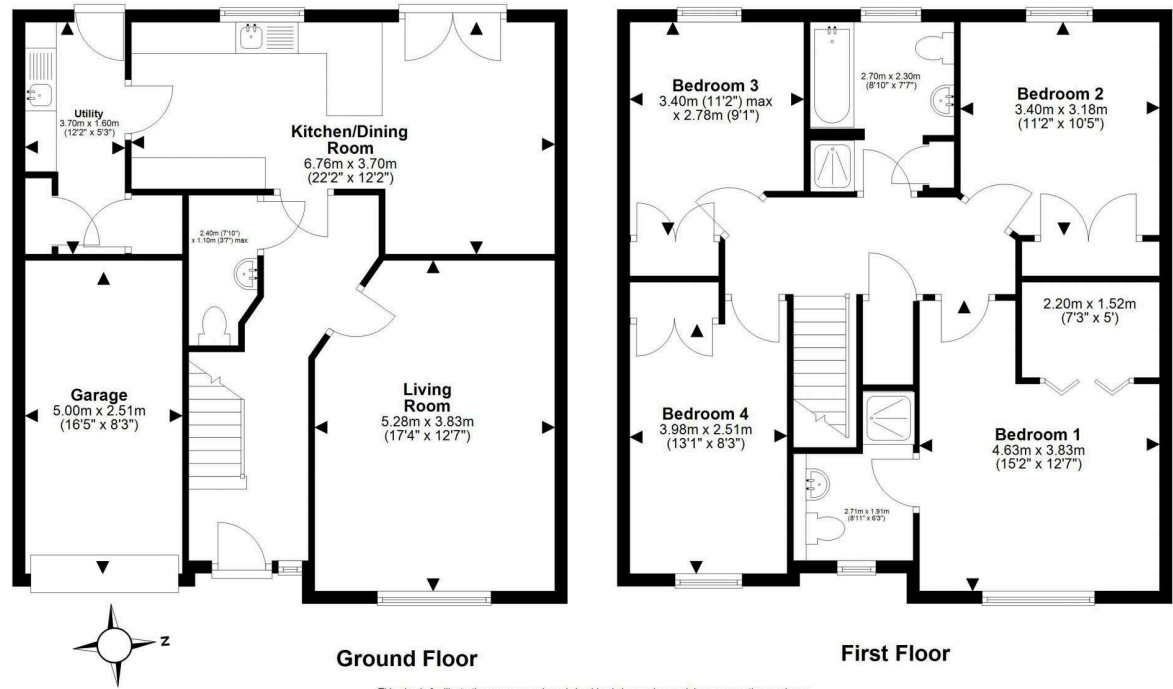
EPC: B. CT: F. Factoring: Approx. £15 P/M to Speirs Gumley & £40 P/Q to Scottish Woodland.



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.







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.