



8 Malachi Green
KIRKLISTON | EH29 9FT


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solicitors & estate agents



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Superbly appointed and well presented three bedroom semi detached villa commanding an enviable setting within this modern landscaped development, enjoying a pleasant south-facing aspect over a central square. This lovely family home is offered to the market in excellent order and provides comfortable and light filled living space comprising of a welcoming entrance hallway with storage and wc, living/dining room with direct access to the enclosed rear garden with patio, lawn and shed, modern dining kitchen fitted with stylish floor and wall units, and integrated and space for appliances. Upstairs, there are three double bedrooms all boasting fitted wardrobes and a contemporary bathroom with mains shower over bath.

Principal bathroom with three piece suite • Gas central heating and double glazing • Intruder alarm • Enclosed rear garden • Residents parking

- Well presented and bright property
- Hall with storage and cloak room/WC
- Living room with French doors to enclosed rear garden with artificial lawn and shed
- Stylishly appointed dining kitchen with integrated and space for appliances
- Three double bedrooms all with fitted wardrobes
- Principal bathroom with mains shower over bath
- Gas central heating and double glazing
- Fantastic storage options throughout

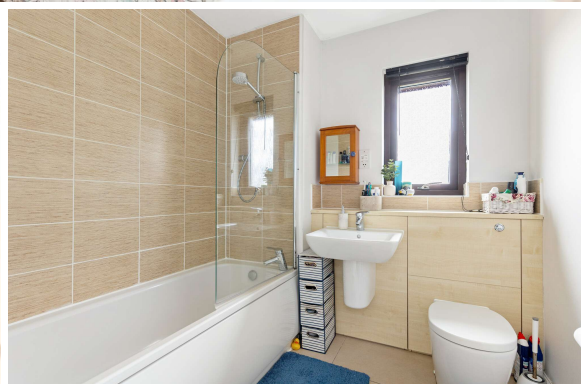
Energy rating C, Council tax band E. Factor is covered by Spiers Gumley and costs around £20 pm and to Scottish woodland quarterly £40 per year.

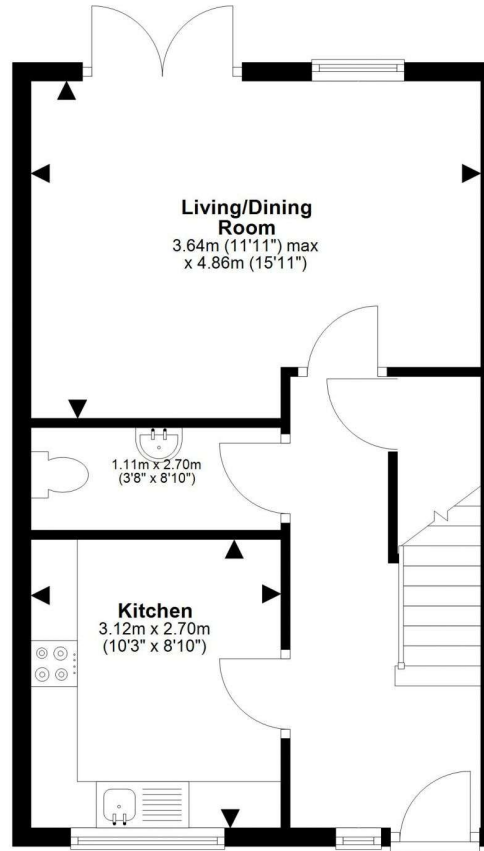
Extras included in this sale will be curtains, blinds, fittings, hob, extractor fan, integrated fan oven.

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

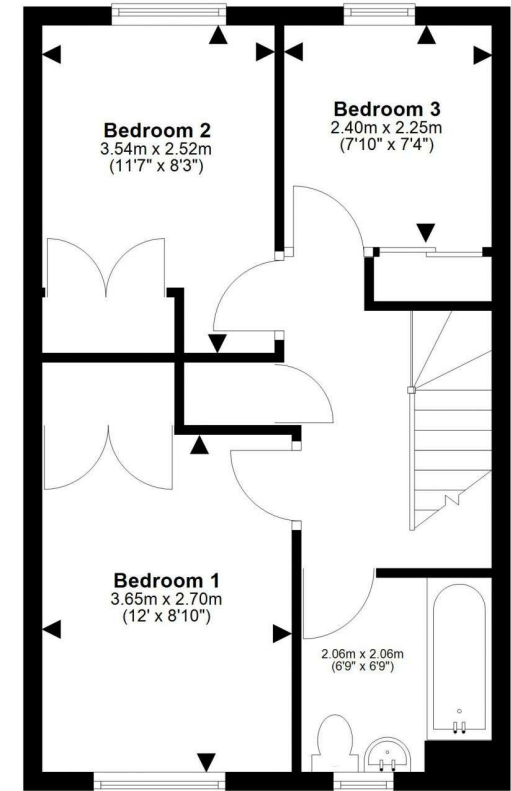


Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, 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.





Ground Floor



First Floor

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.