

Blackadders



11 Balcomie Gardens
Kirkliston EH29 9GD

Offers Over
£390,000



Viewing: By appointment through selling agent on 0131 202 1868

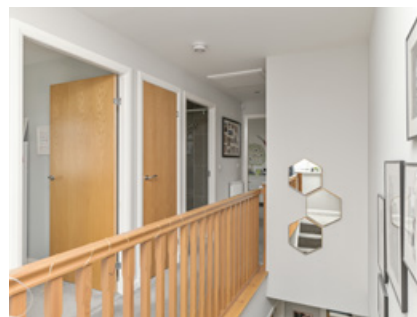
DESCRIPTION

A simply stunning detached family home set within a popular and sought after residential estate that is extremely popular with families. The property is very well located for commuting due to its close proximity to the motorway network.

The property benefits from gas central heating and double glazing throughout and externally has very well maintained gardens and grounds to the front and rear as well as a double detached garage with driveway for secure off street parking.

LOCATION

This small town has a diverse and interesting history, including being the location of the first recorded "parliament" in Scottish history, having a marriage stone at Castle House dated 1683 and having accommodated Robert Burns in the summer of 1787. Nowadays, the growing town is within the bounds of Edinburgh City Council and offers a small town atmosphere whilst being within easy reach of Edinburgh city centre. Lothian buses X38 operated into the city and the location is ideal for road access to the wider motorway network and Edinburgh Airport. There is Scotmid supermarket and various other shops and services, plus the nursery and primary school all within easy reach. Additionally, there is the sports centre and plentiful rural surroundings for walks and outdoor pursuits.

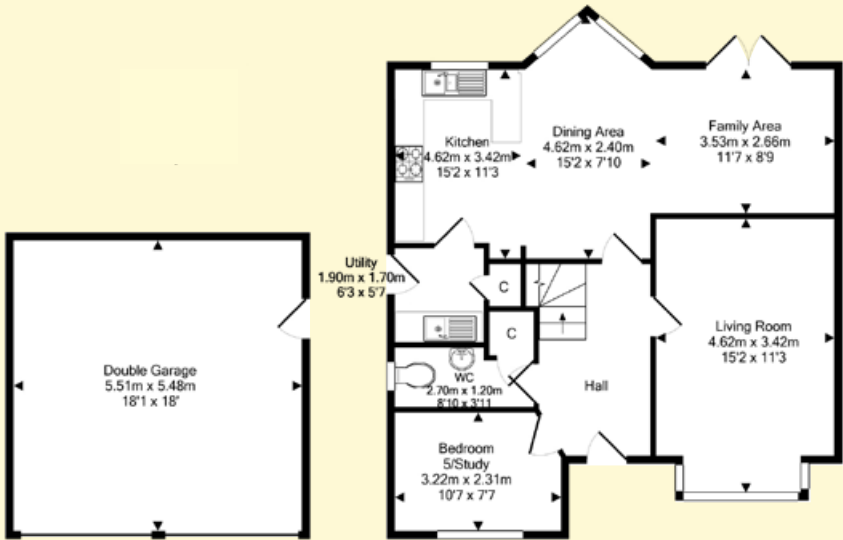




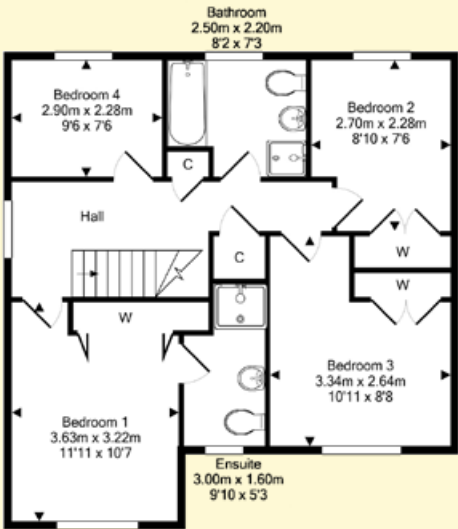
Lounge
Kitchen
Utility Room
Dining Area
Family Area

WC
4 Bedrooms
(Master En Suite)
Bedroom 5/Study/Office
Bathroom

GCH & D/G
Private Gardens
Detached Double Garage
Driveway



Ground Floor



First Floor

ACCOMMODATION
(measurements are approx)

Lounge	15'2 x 11'3	4.62 x 3.42m
Kitchen	15'2 x 11'3	4.62 x 3.42m
Dining Area	15'2 x 7'10	4.62 x 2.40m
Family Area	11'7 x 8'9	3.53 x 2.66m
Utility Room	6'3 x 5'7	1.90 x 1.70m
Bedroom 5/Study	10'7 x 7'7	3.22 x 2.31m
Bedroom 1	11'11 x 10'7	3.63 x 3.22m
En Suite	9'10 x 5'3	3.00 x 1.60m
Bedroom 2	8'10 x 7'6	2.70 x 2.28m
Bedroom 3	10'11 x 8'8	3.34 x 2.64m
Bedroom 4	9'6 x 7'6	2.90 x 2.28m
Bathroom	8'2 x 7'3	2.50 x 2.20m



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ARBROATH

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DUNDEE

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EDINBURGH

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PERTH

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