

COULTERS[®]

22 EILSTON LOAN

KIRKLISTON, EDINBURGH, EH29 9FL

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within a modern, family-friendly development in the heart of Kirkliston, this impressive detached house offers generous accommodation, a high-specification interior and excellent transport links, making it an ideal home for contemporary family living.

A welcoming hallway leads to a bright and spacious sitting room perfect for everyday relaxation. To the rear, the spacious dining kitchen forms the heart of the home. Installed just two years ago, it boasts quality Neff integrated appliances, including a wine fridge, and combines sleek design with everyday practicality. A central peninsula provides a natural hub for both cooking and entertaining, with clever storage cupboards accessible from either side. From here, French doors open directly onto the garden. A utility room and WC complete the ground floor.

KEY FEATURES



Detached family home within modern development.



Lovely south facing garden to rear.



Within walking distance of local primary school.



EPC Rating - B



Flexible layout with five bedrooms available.



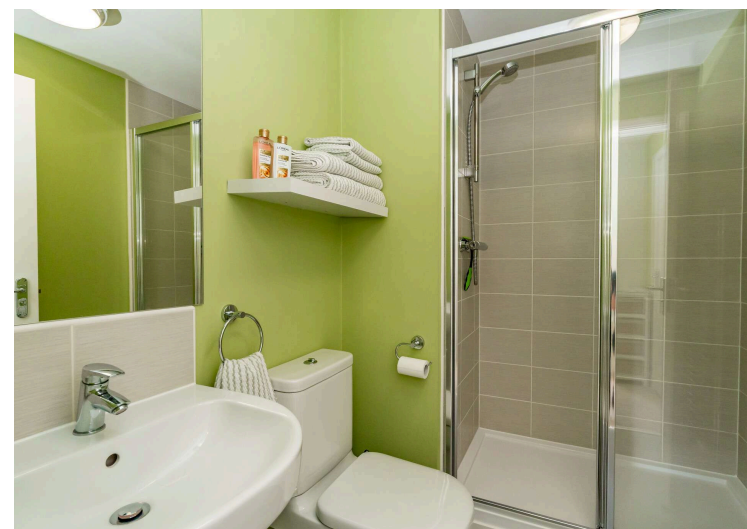
Garage, driveway and EV charger.



Easy commuting distance of Edinburgh.



Council Tax Band - F



Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en suite shower room. The second double bedroom also enjoys its own en suite, while three further bedrooms provide excellent flexibility for family life, guests or home working. A well-appointed family bathroom completes the accommodation.

Externally, the property features a private south-facing rear garden with a sunny deck and patio, perfect for outdoor dining, and a useful garden shed. To the front there is a driveway, garage and an EV charging point, ensuring convenience for modern living.

An approximate sum of £160 per annum is payable to Scottish Woodlands for upkeep of communal grounds around the development.





THE LOCAL AREA

Kirkliston is a thriving village located to the northwest of Edinburgh, offering the perfect balance of semi-rural charm and city convenience. With a strong sense of community and an array of local amenities, the area has become an increasingly popular choice for families and professionals alike.

The village benefits from a range of everyday essentials, including a convenience store, pharmacy, post office, medical centre, and local cafés, while larger supermarkets and retail options can be found in nearby South Queensferry and at The Gyle Shopping Centre. Kirkliston is also well-served by a selection of leisure facilities, including a sports centre, community hub, and local parks, while scenic walks and cycling routes along the River Almond and surrounding countryside offer fantastic outdoor opportunities.

For families, Kirkliston falls within the catchment area for Kirkliston Primary School and Queensferry High School, both of which enjoy a strong reputation.

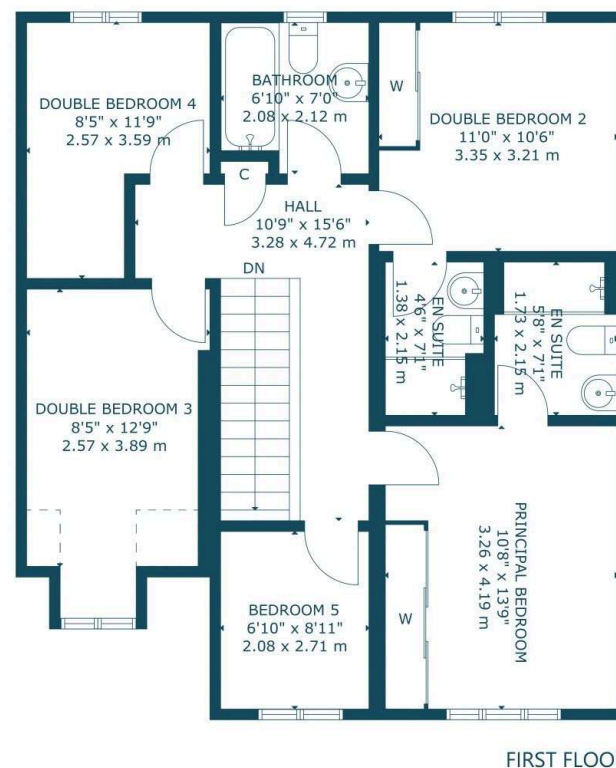
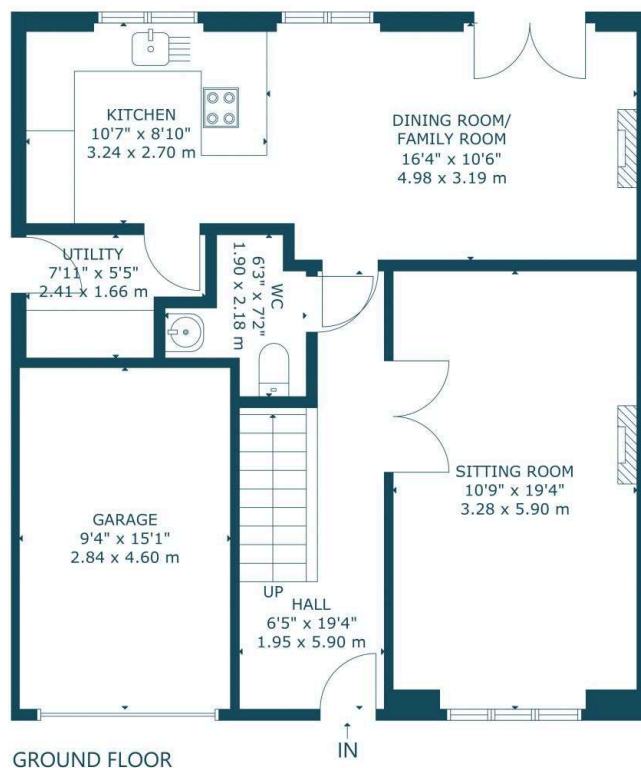
Despite its peaceful village atmosphere, Kirkliston enjoys excellent connectivity. The nearby A90, M8, and M9 provide swift access to Edinburgh city centre, the airport, and beyond, while frequent bus services connect the village to the wider area. The Dalmeny and Edinburgh Park railway stations offer further transport links, making Kirkliston an ideal location for commuters.

EXTRAS

All blinds, light fittings, fitted floor coverings and all integrated appliances (hob & oven, dishwasher, fridge freezer) are included in the sale price. Some curtains will be included in the sale. The wall-mounted TVs do NOT form part of the sale. Other items may be available subject to separate negotiation.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,476 SQ FT / 138 SQ M
 GARAGE 141 SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are approximate and
 should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.