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11 Maude Place  
KIRKLISTON | EDINBURGH | EH29 9FH

  
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## 11 Maude Place

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Fantastic opportunity to acquire this spacious, four bedroom detached family home, benefitting a tucked away cul-de-sac position and forming part of a contemporary development in the popular town of Kirkliston. This beautiful home, in walk in condition throughout, offers well-planned and flexible accommodation over two levels and externally boasts a good sized south facing rear garden, integral garage and driveway. On the ground floor, the living room to the front of the property is of a good size and to the rear of the property, the open plan kitchen/dining room is similarly well-sized and is flooded with an abundance of natural light with multiple panes and French doors opening towards the private rear garden, laid to lawn with patio area. A handy utility room and WC complete the accommodation on this level. Upstairs, the principal bedroom offers both an en-suite with shower as well as two built-in wardrobes. The three further bedrooms on this level are of a good size with one benefitting from integrated storage, and the family bathroom with separate shower cubicle and deep bath completes the accommodation. The property further benefits from gas central heating, double glazing, and good storage options throughout.

- Well presented detached villa with south facing garden
- Dining/kitchen/family room with direct access to south facing garden
- Principal bedroom with en-suite shower room and fitted wardrobes
- Three further double bedrooms
- Gas central heating and double glazing
- Integral garage
- Fantastic storage options throughout

Energy rating C, Council tax band F. Factored by Scottish woodland for around £160 a year and James Gibb costs around £11 per month.

Curtains, blinds, white four-door wardrobe in bedroom 4, integrated dishwasher, fridge/freezer and double oven.

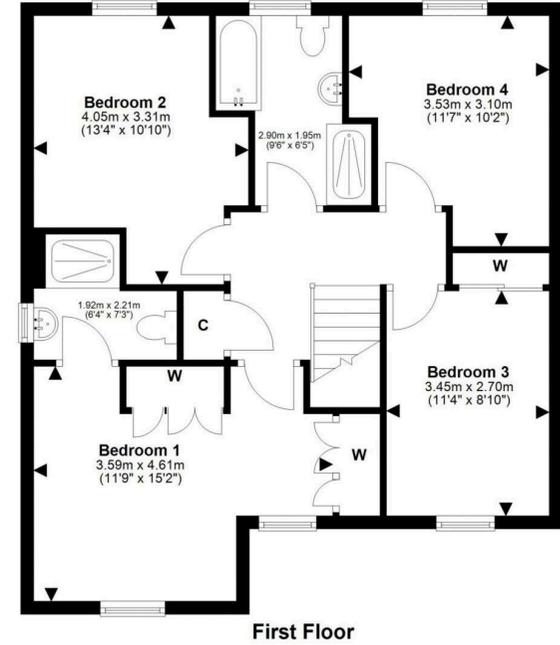
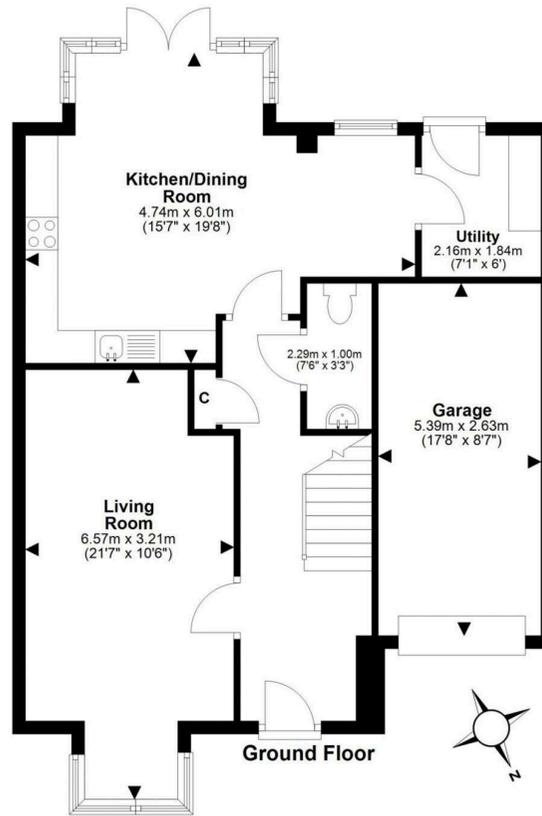
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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 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.





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.