



22 KIRKLANDS PARK CRESCENT

Kirkliston, EH29 9EP



1

Public Room



4

Bedrooms



2

Bathroom



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Welcome to an exclusive four-bedroom detached house that meets all the needs of modern family lifestyles, providing large rooms that are attractively presented throughout. It features a spacious, dual-aspect living and dining area, a generously appointed kitchen with a statement design, and a contemporary en-suite and family bathroom. The home's interiors are finished to high standards, and the exteriors are carefully maintained too, including a private driveway and a fully-enclosed rear garden with a large lawn. Altogether, this is an exceptional family home that will certainly be in high demand.

Situated in Kirkliston, the property also forms part of a desirable established development that promises a village ambience. In easy reach of the M90 and M9 motorway networks, it allows swift travel to Edinburgh city centre which can be reached in roughly 30 minutes, whether travelling by car or local bus. For travelling further afield, Edinburgh Airport is only 20 minutes away. Local amenities (including convenience stores) are within easy reach, with additional amenities available in neighbouring South Queensferry. Nursery and primary schooling are both provided locally, with the property falling into the catchment area for the well-regarded Queensferry Community High School.







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RATING

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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- An executive detached house with modern interiors
- Part of a family-friendly development in Kirkliston
- Welcoming entrance vestibule and hall with WC
- Open-plan living/dining room with garden access
- Ultra-modern kitchen with integrated appliances
- Large principal suite with a built-in wardrobe
- Two further bright and airy double bedrooms
- One versatile bedroom/home office/study/nursery
- Fully-tiled, high-quality en-suite shower room
- Matching family bathroom with overhead shower
- Carefully maintained gardens to the front and rear
- Private monoblock driveway for off-street parking
- Gas central heating and triple glazing





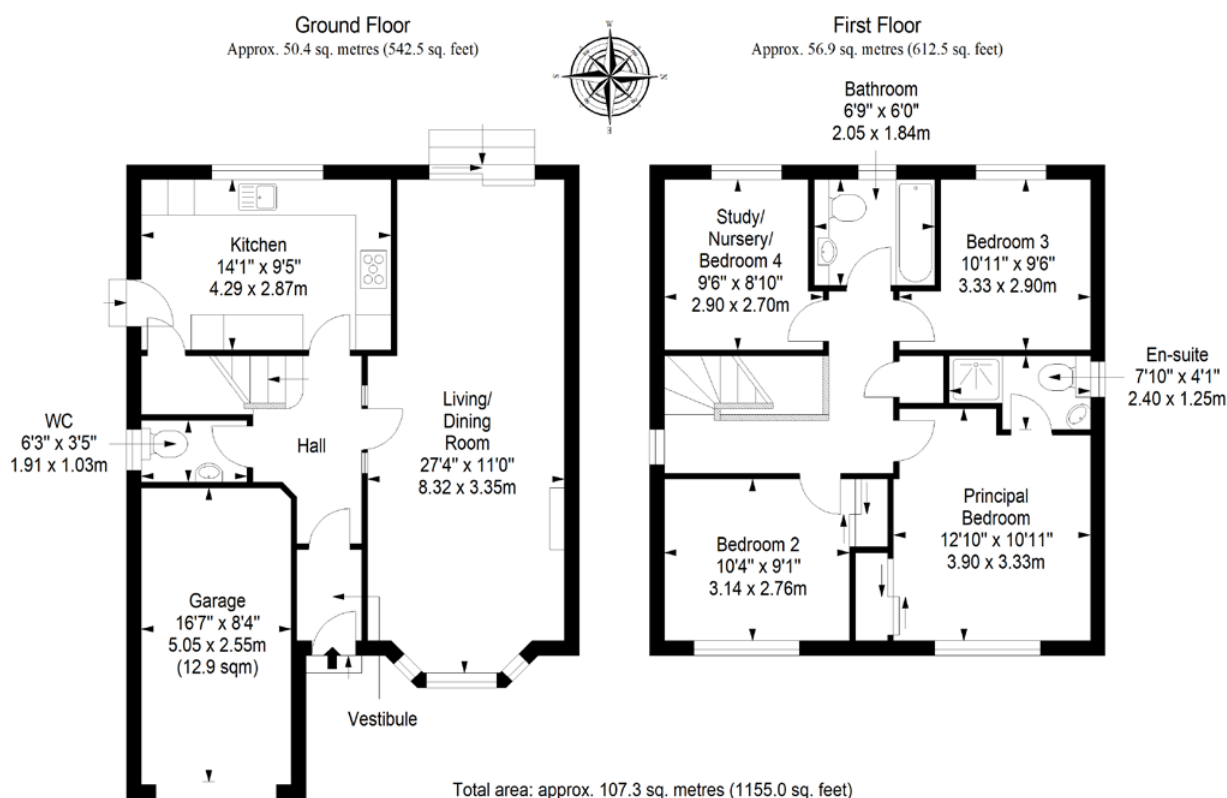


Extras: integrated kitchen appliances (induction hob, slimline extractor, double oven & microwave, full-height fridge, full-height freezer, dishwasher, and washing machine), along with all window coverings and fitted carpets to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



KIRKLISTON

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience. The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy and a health centre, as well as a selection of traditional pubs, cafes and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sports and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Forth Road Bridge, Edinburgh International Airport and the M8/M9 motorway network. The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram, and train links into the city centre and further afield.



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