



Fixed Price








£470,000

11 Buie Haugh

Kirkliston | Edinburgh | EH29 9FD

Forming part of an established modern development and occupying a prime corner plot within a quiet cul-de-sac in Kirkliston, this beautifully presented four bedroom detached villa offers spacious and flexible accommodation finished to a high standard.

Conveniently located close to local amenities, transport links and green spaces, the property is further enhanced by private gardens and a double garage, making it an ideal family home.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  Double garage & driveway
-  EPC rating – C
-  Council tax band - F



Description

Presented to the market in true move in condition, the property is entered via a welcoming entrance hall with useful understairs storage and a convenient WC, and to the left is a light and airy lounge with a bay window and gas fire. A particular highlight of the home is the impressive kitchen/dining/family room, thoughtfully designed with a range of sleek wall and base units, complemented by coordinated worktops, splashbacks, and plinth heaters. With direct access to the garden, this superb space lends itself perfectly to modern living, entertaining and relaxing.

Carpeted stairs lead you to the first floor where you will find four well proportioned bedrooms. Bedrooms one and two both have fitted wardrobes and benefit from en-suite shower rooms, with the principal also enjoying the luxury of a dressing room with velux window. Bedrooms three and four are bright doubles, and completing the accommodation on this level is the family bathroom which has a crisp white suite and shower over the bath. The property has gas central heating, double glazing, and an alarm and CCTV system.



Extras

Included in the sale will be the 5 ring gas hob and electric oven, fridge/freezer, washing machine, and integrated microwave.

Gardens and Parking

A neatly manicured lawn to the front creates an attractive first impression, while to the rear, a generous fully enclosed garden offers an excellent outdoor space. Laid mainly to lawn and complemented by a large decked area and patio, it provides the perfect setting for outdoor dining in the warmer months, as well as a safe and secure place for children and pets to play. There is a double garage with up and over doors, power and light, together with an extended driveway providing off street parking, in addition to ample on street parking.

The communal grounds around the development are maintained by Hacking & Paterson at a cost of approximately £100 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





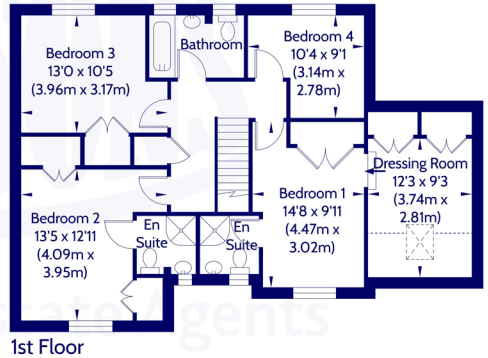
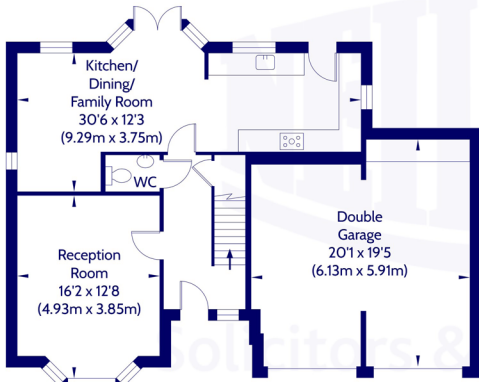
Location

The popular village of Kirkliston lies west of Edinburgh's city centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox garden centre, adventure park and bistro. Nursery and primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the water front and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport and beyond into Edinburgh's city centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.





Approx. Gross Internal Floor Area 143 Sq M / 1546 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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