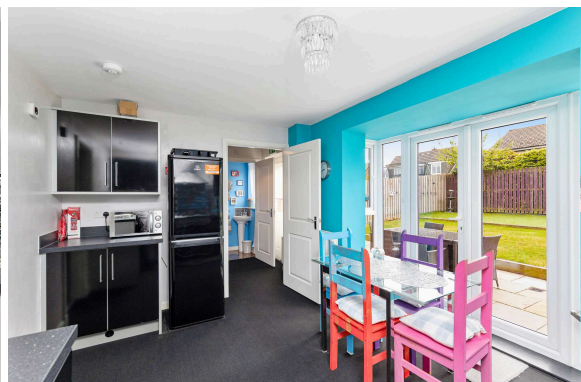
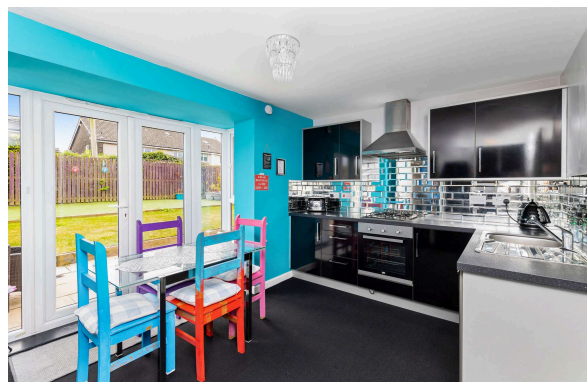




31 Eilston Loan
KIRKLISTON | EH29 9FL


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented three-bedroom detached home, situated in a modern and highly sought-after residential development in Kirkliston.

The property offers bright, well-proportioned accommodation across two floors, making it an ideal family home. On the ground floor, a welcoming entrance hall leads to a spacious living room creating the perfect space for relaxing or entertaining. The modern kitchen is fitted with contemporary units and enjoys a natural flow into the dining area, with French doors opening onto the garden. A practical utility room and a useful downstairs WC add to the convenience of family living. The ground floor is completed by an integral garage, offering excellent storage or the potential for conversion.

Upstairs, the home boasts three well-sized bedrooms, with the principal bedroom featuring fitted wardrobes and an en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Additional storage is provided by built-in cupboards, ensuring the home remains clutter-free.

Externally, the property benefits from a private driveway and enclosed rear garden, offering a safe space for children and pets, as well as the opportunity to enjoy outdoor living. Located within a popular modern development in Kirkliston, the property is ideally placed for local amenities, schooling, and excellent transport links to Edinburgh, the airport, and beyond. This is a superb opportunity to acquire a move-in-ready family home in a prime location. Early viewing is highly recommended.

- Modern detached home
- Spacious living room
- Stylish kitchen/dining
- Recently refurbished en-suite principal bedroom
- Driveway & garage
- Prime Kirkliston location
- Factor Fees payable to James Gibb & Scottish Woodland approx between £200-£300 per annum

Energy Rating C, Council Tax Band E

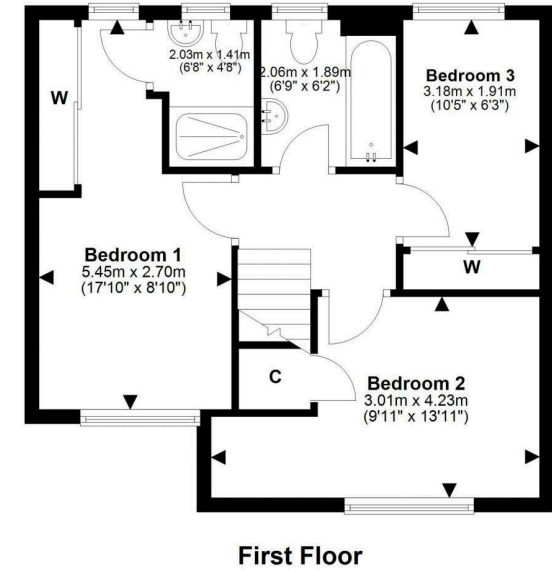
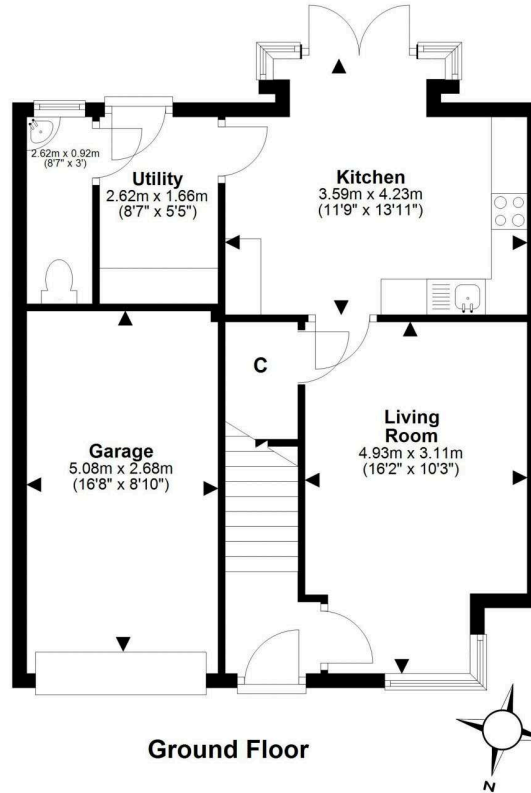
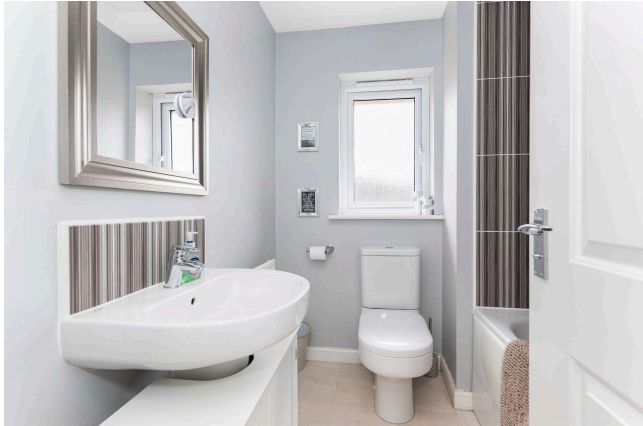
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 cafes, 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.

All fixtures, fittings, integrated appliances, window coverings, the dishwasher and garage shelving are included in the sale.





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.