



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27 Foxhall Gait

Kirkliston, West Lothian EH29 9GT

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Set within a modern development in sought-after Kirkliston, this stylish three-bedroom end-terraced home offers bright, well-planned interiors and a private enclosed garden. The ground floor centres around a generous open-plan living, dining, and kitchen area, finished with wood-styled flooring, contemporary neutral décor, and French doors opening to the rear patio and lawn. A handy WC completes the level. Upstairs, the principal bedroom benefits from an en-suite shower room, accompanied by two further bedrooms and a contemporary family bathroom. With parking within the development and easy access to village amenities, Edinburgh, and the wider road network, this is an ideal modern home.

Extras: All fitted floor and window coverings and light fittings are included.



Property Summary

- Modern end-terraced home in popular Kirkliston
- Well placed for local amenities and commuting links
- Neutral décor and well-presented interiors throughout
- Bright open-plan living, dining, and kitchen area
- Contemporary kitchen
- Principal bedroom with en-suite
- Two further versatile bedrooms
- Useful ground-floor WC
- Bathroom with shower-over-bath
- Gas central heating and double glazing
- Private enclosed rear garden with lawn and patio
- Private off-street parking within the development
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £280,000



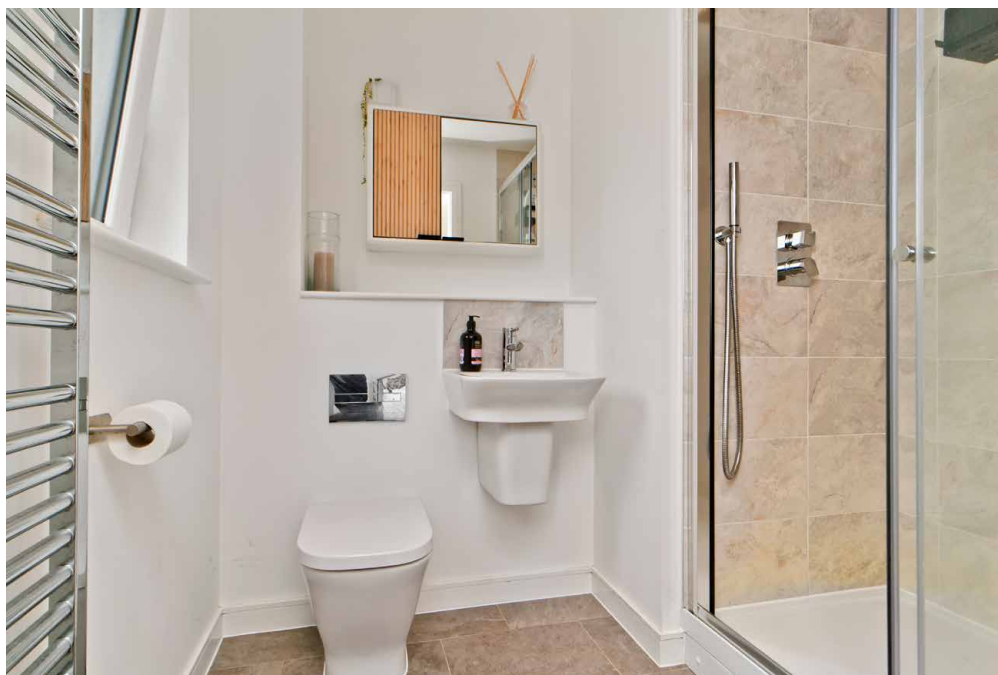




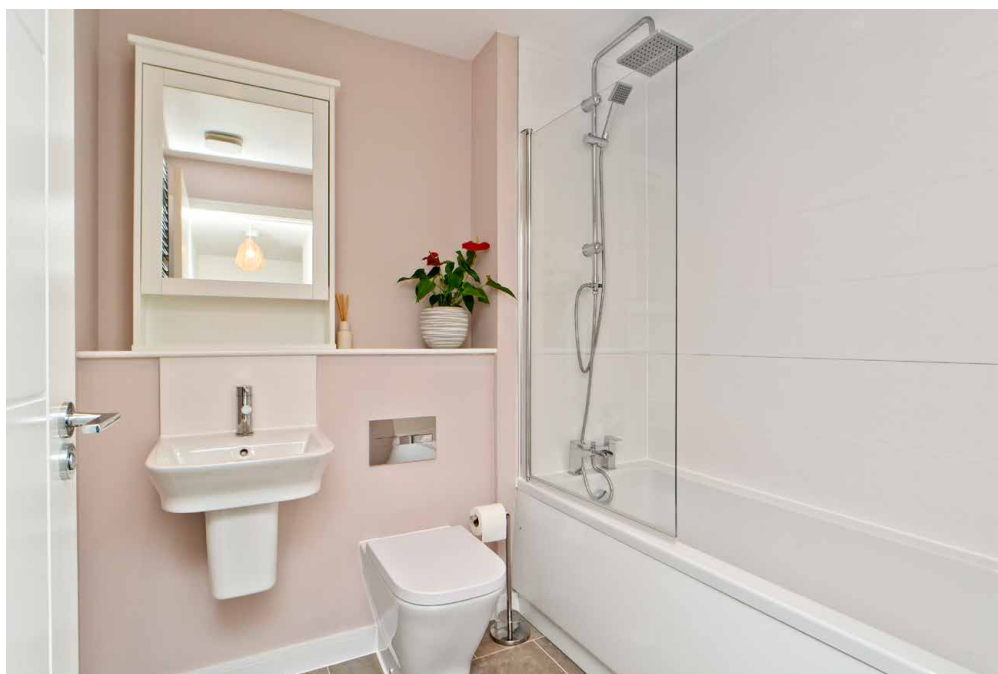
Bright open-plan living,
dining, and contemporary
kitchen area







Three bedrooms,
a principal with en-suite
and a bathroom with
shower-over-bath





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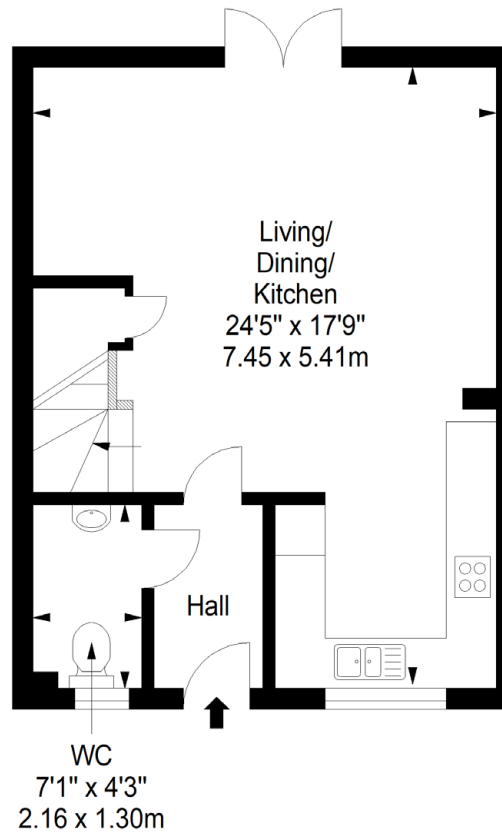
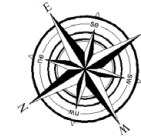
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CHARTERED FIRM

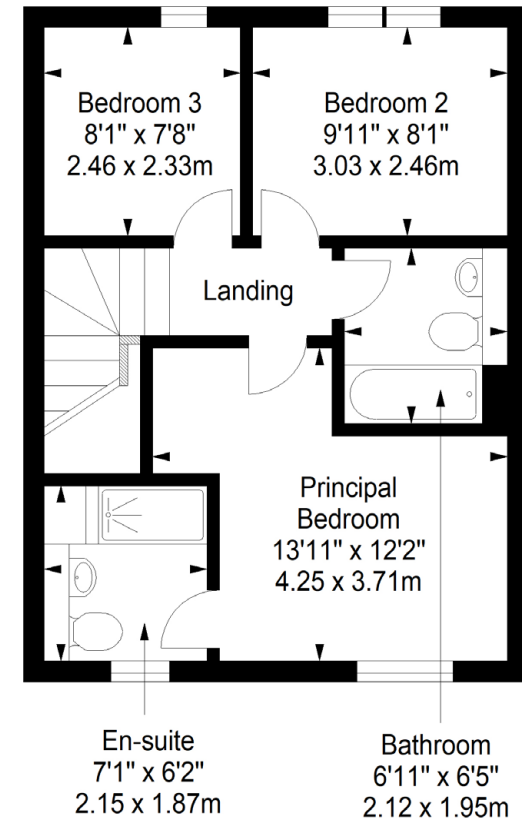
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 40.7 sq. metres (438.1 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)