





Welcome

Brought to the market in true walk-in condition, this stunning three-bedroom semi-detached home offers stylish, modern living in the heart of Kirkliston.

The welcoming entrance hall leads to a beautifully proportioned dual-aspect lounge, flooded with natural light. To the rear, the recently refurbished kitchen/dining room is undoubtedly the heart of the home, offering an excellent range of white wall and base units, generous worktop space, a breakfast bar, and integrated appliances including a washing machine, fridge freezer, dishwasher, electric oven and gas hob with extractor hood. French doors open directly onto the landscaped rear garden, creating the perfect space for everyday family life and entertaining. A downstairs WC and generous storage cupboard complete the ground floor.

Upstairs, the principal bedroom benefits from extensive built-in wardrobes and an upgraded en-suite shower room with natural light from a window. There are two further well-proportioned bedrooms, one enjoying dual-aspect windows and a large storage cupboard, together with a family bathroom comprising a bath, WC and wash hand basin.

Externally, the property continues to impress. A driveway provides off-street parking for two vehicles and leads to a garage with power. The beautifully landscaped rear garden has been thoughtfully designed with a generous patio for alfresco dining, artificial lawn, mature shrubs and a garden shed, creating a safe and attractive space for both children and adults to enjoy.

Set within a sought-after modern development on the site of the former Drambuie grounds, this exceptional home combines a peaceful setting with excellent access to local amenities, schools and transport links, making it an ideal choice for families seeking a home they can simply move into and enjoy.





Kirkliston

Buie Brae forms part of a sought-after modern development in Kirkliston, created on the site of the former Drambuie bottling plant, which operated in the village from 1959 until 2001. The development pays tribute to its heritage, with street names such as Buie Brae, Buie Haugh and Buie Rigg taking inspiration from the famous Drambuie name. The word "Buie" is derived from the Gaelic buidhe or buidheach, a reference linked to the origins of the name Drambuie ("An Dram Buidheach" - the drink that satisfies).

Today, Kirkliston is a thriving and welcoming village offering an excellent balance of peaceful surroundings and superb connectivity. Residents enjoy a selection of local shops, cafés, restaurants, highly regarded schools, a leisure centre and scenic countryside walks, while Edinburgh city centre, the Gyle, Edinburgh Airport, the Queensferry Crossing and the M8 motorway are all within easy reach. With regular bus services and excellent transport links, Kirkliston has become an increasingly popular choice for families and professionals seeking more space without compromising on convenience.

Extras

Included in the sale are all light fittings, window dressings and garden hut,

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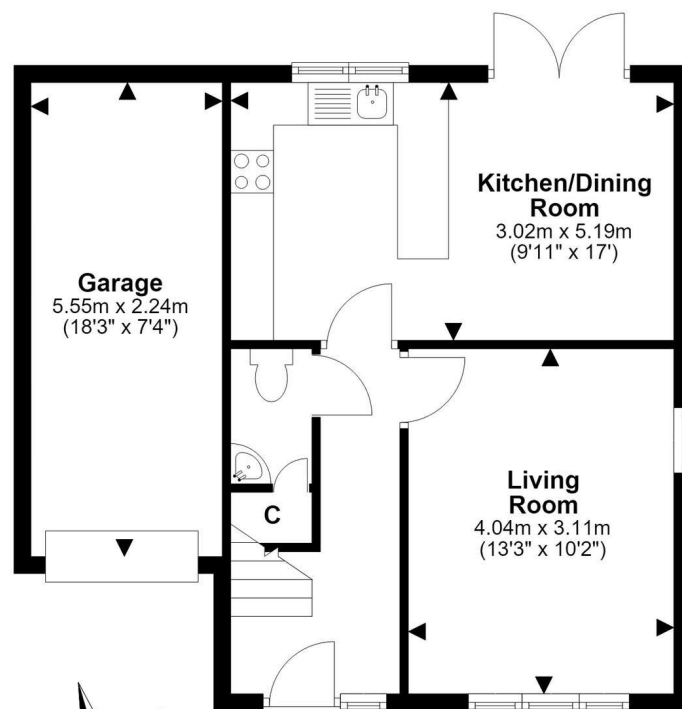
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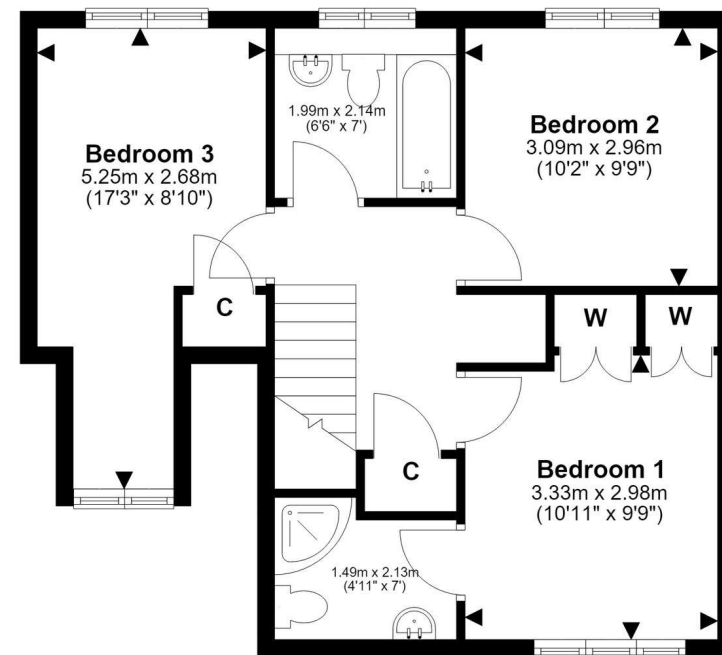


CHARTERED FIRM

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Ground Floor



First Floor

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.