



5 Balcomie Gardens, Kirkliston

Offers Over £350,000



5 Balcomie Gardens

Kirkliston

Welcome to Balcomie Gardens, an exceptional Four bedroom detached home built by Walker Homes, set within a quiet and highly desirable cul de sac in Kirkliston. Offering spacious, move in condition living, a versatile garage conversion and a private north west facing garden, this is a fantastic opportunity for families and commuters alike. As you enter the home, you are welcomed into a bright and inviting hallway. To the left hand side is the lounge, a comfortable and well proportioned space featuring a large front facing window that fills the room with natural light. With ample space for a large sofa, media wall, and additional furnishings, this room provides the perfect setting for relaxing.

To the rear of the property lies the heart of the home, the open plan kitchen and dining area. Designed with both everyday living and entertaining in mind, the kitchen is fitted with a four point gas cooker, integrated oven, fridge freezer and dishwasher, complemented by generous worktop space and wet wall splashback. The dining area comfortably accommodates six to eight people, with patio doors opening out to the rear garden, creating a seamless indoor outdoor flow.

Just off the dining area is a practical utility room, providing space for a washing machine and tumble dryer, along with access to the rear garden. Adjacent to this is the downstairs WC, a generously sized two piece suite. The utility area also offers internal access to the garage conversion, which can also be accessed from the main hallway. Currently used as a home office, this versatile space could easily serve as a fourth bedroom, second lounge or playroom depending on your needs. Additional storage is available beneath the stairs within the kitchen area.



Upstairs, the property continues to impress with three spacious double bedrooms, all benefiting from fitted wardrobes. The principal bedroom, located to the rear, comfortably accommodates a king size bed and features a fully tiled en-suite shower room. Bedroom two, positioned to the front, is another generous double, while bedroom three offers excellent flexibility as a guest room, office or child's bedroom. The main family bathroom is a well finished three piece suite, complete with wet wall tiling, a bathtub and overhead rainfall shower. A large linen cupboard on the landing provides excellent additional storage.

Externally, the property benefits from a two car driveway to the front. To the rear, the north-west facing garden is a private and generously sized space, ideal for enjoying afternoon and evening sun, whether relaxing or entertaining.

Balcombie Gardens is perfectly positioned within Kirkliston, a sought after village offering a strong sense of community and excellent local amenities. Kirkliston Primary School is within walking distance, while Queensferry High School serves the area. Nearby amenities include local shops, cafés and the Almond Group Practice. For leisure, residents can enjoy the nearby Kirkliston Leisure Centre, Dundas Castle and Golf Club and Conifox Adventure Park. Excellent transport links via the M8, M90 and nearby train stations make commuting to Edinburgh and Glasgow straightforward, with Edinburgh Airport also just a short drive away.

A superb family home offering space, flexibility and a fantastic location, early viewing is highly recommended.



Home Report Value- £370,000

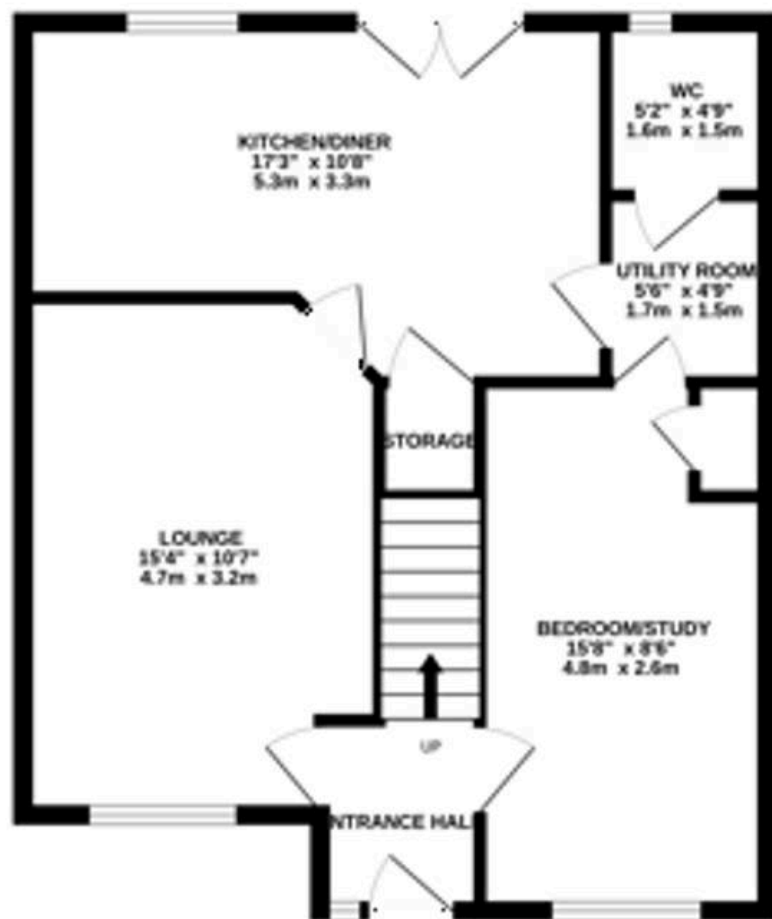
EPC - B

Council Tax Band - E

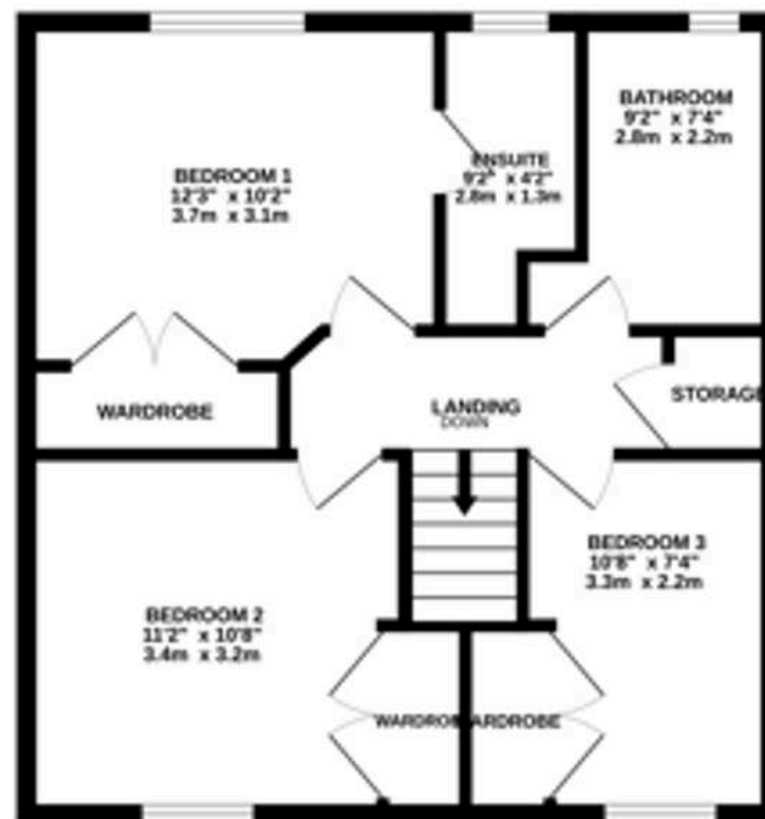
Square Ft- 1259/117m²



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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