










Offers Over  
**£435,000**

## 87 Pikes Pool Drive

Kirkliston | EH29 9GH

Tucked quietly at the end of the development and occupying a generous plot, this substantial family home offers exceptionally flexible accommodation ideally suited to modern family living. Boasting a multi-vehicle driveway, double garage, and beautifully landscaped enclosed rear garden backing directly onto protected woodland, the property combines privacy, space, and a peaceful setting with versatile interiors arranged over three levels.

-  5 bedrooms
-  3 public rooms
-  3 bathrooms
-  Private gardens
-  Double garage & driveway
-  EPC Band - B
-  Council Tax Band - G



## Description

Finished to a high standard throughout, the internal accommodation begins with a welcoming entrance hallway complete with staircase access and a convenient ground-floor WC. Positioned to the front of the property is a spacious and adaptable public room, currently utilised as a cinema room. This versatile space could easily function as a formal lounge, home office, playroom, study, or even a sixth bedroom depending on the needs of the purchaser. To the rear of the property lies the impressive kitchen dining room, enjoying both rear and side-facing aspects that flood the space with natural light. The kitchen is fitted with sleek high-gloss wall and base units, complemented by subway-style tiling to the splashback areas and a range of upgraded integrated appliances. The generous dining area provides an ideal setting for family meals and entertaining, with glazed doors opening directly onto the rear garden. Additional built-in storage further enhances the practicality of the space.



The first floor hosts a magnificent L-shaped reception room featuring a triple-aspect outlook and fitted carpeting, creating a bright and spacious living area ideal for relaxing or entertaining. The principal bedroom enjoys peaceful open views towards the surrounding woodland and benefits from triple built-in wardrobes together with a stylish fully tiled en-suite shower room incorporating a two-piece white suite, double shower cubicle, and thermostatic shower. A contemporary fully tiled family bathroom with three-piece white suite and separate shower cubicle completes this level.

Occupying the top floor are four further double bedrooms, providing excellent accommodation for larger families. Two bedrooms are positioned to the front and feature charming dormer windows, with one also benefiting from built-in wardrobes. The remaining two bedrooms overlook the woodland to the rear and are enhanced by Velux windows which maximise natural light and the attractive outlook. A further bathroom on this floor is fitted with a two-piece white suite and tiled double shower cubicle with thermostatic shower.

Further benefits include a fully floored loft with an integrated ladder and lighting, gas central heating, double glazing, CCTV, a security intruder alarm system, an electric garage door opener and smart perimeter lighting in the rear garden.

Factor fees are payable of approximately £20 per month.

## Gardens & Parking

Externally, the property continues to impress with a substantial monoblock driveway providing parking for multiple vehicles and leading to a double garage. The landscaped rear garden has been thoughtfully designed to create a superb outdoor living environment, featuring patio areas, a lawn, entertaining spaces, a covered pergola ideal for outdoor dining and socialising, and a timber shed for additional storage. Backing directly onto protected woodland, the garden offers a wonderful sense of privacy and tranquility.

## Extras

Selected fixtures and fittings, including; integrated 5-burner gas hob, double oven, extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





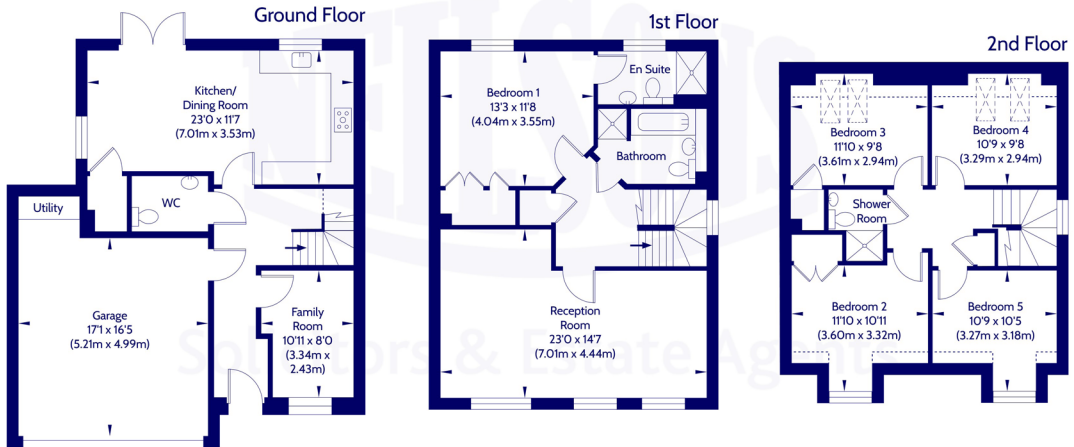
## Location

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 166 Sq M / 1783 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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