



1 Buie Brae, Kirkliston, City of Edinburgh, EH29 9FB

Beautifully Presented Four-Bedroom, Detached Home, with Gardens, Driveway and Garage

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Property Description

Beautifully presented and spacious, four-bedroom, detached family home, with gardens, driveway and integrated garage. Set in a modern residential development, the property is perfectly located for the commuter in Kirkliston, to the west of Edinburgh.

Comprises an entrance hall, living room, family room, a dining/kitchen, four double bedrooms, an en-suite, a family bathroom, and a ground-floor WC.

A former showhome, set on a sizable plot, immaculately maintained and upgraded with a stylish open-plan kitchen with high-end appliances. Offering versatile and flexible rooms, tastefully finished throughout, with quality bathrooms, double glazing and gas central heating.

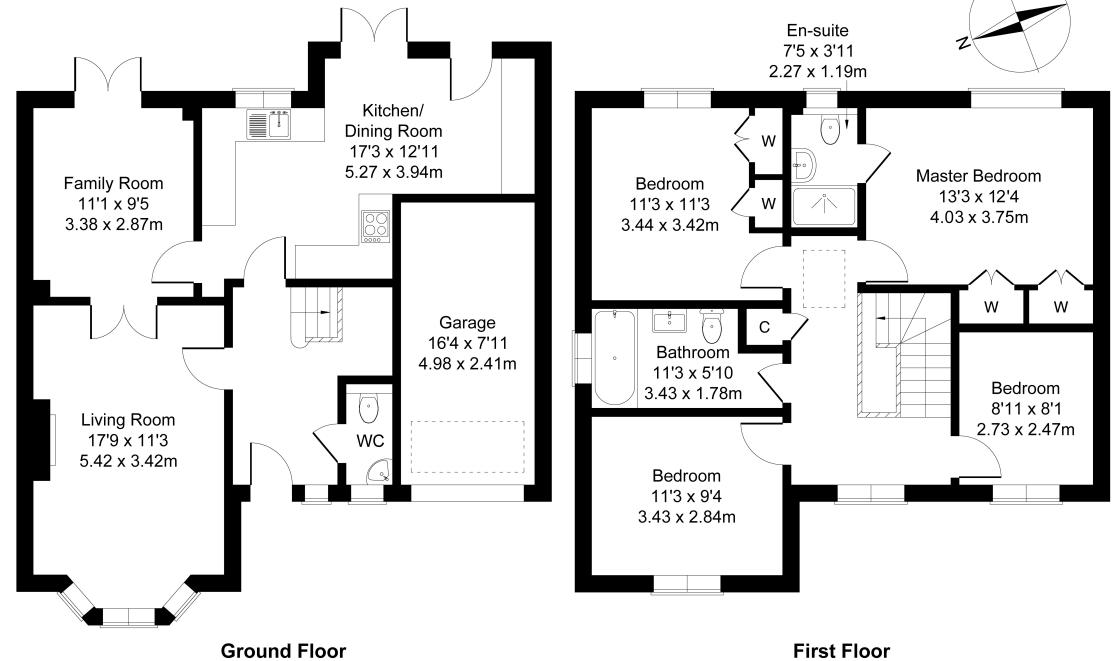
Additionally, there are multiple TV points and superb storage, including a loft and a powered garage with a remote door. Superb gardens include lawns, patios, a mix of established flowering shrubbery, mature trees, and two sizable storage sheds.

An entrance welcomes you into the property and benefits from a WC to the front, perfect for practicality. The living room is finished with carpeted flooring and light décor, featuring a fireplace that creates a perfect space for relaxation and comfort. The family room is just set off to the side and is finished with matching flooring from the kitchen, with patio doors allowing access to the private garden, making this a perfect space for entertaining guests. The contemporary flooring from the hallway flows seamlessly into the dining/kitchen, with the kitchen finished with modern worktops and a splashback, a stainless steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine, dishwasher and fridge freezer, with additional patio doors allowing access to the garden.

Heading upstairs, carpeted flooring leads you to the first floor, providing access to all bedrooms. All bedrooms are finished with carpeted flooring and light décor, with two bedrooms further benefiting from wardrobes, ideal for additional storage. The master bedroom further features an en-suite shower room, perfect for added convenience. Completing this family home is the bathroom, which is a three-piece suite with a shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Kirkliston is a small town located to the west of Edinburgh city centre, combining historic charm with modern living. As a designated conservation area, it retains its village character while being surrounded by open farmland and an increasing number of contemporary residential developments. The village offers a range of local shops and facilities at its heart, including a Co-op, newsagent, chemist, restaurant, pub, veterinary practice, medical practice, nursery and library, providing

convenient everyday amenities for residents. These are complemented by a nearby Tesco superstore in South Queensferry, as well as numerous country parks and scenic walking routes in the surrounding countryside. The area benefits from highly regarded primary and secondary schools and enjoys excellent transport connections, including access to the M90, A8, M8 and M9, regular bus services, and a rail station at Dalmeny—making it a desirable location for those commuting into Edinburgh.





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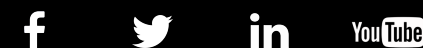
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