





Welcome

Welcome to Kirkstyle Gardens, this impressive four-bedroom detached property offers spacious and versatile family accommodation, set within a desirable residential location and complemented by private gardens to the front and rear, along with the added benefit of a single garage. The property provides well-proportioned accommodation ideally suited to modern family living, offering flexibility for growing families, those working from home or anyone requiring additional guest accommodation. The generous living spaces provide an excellent environment for both everyday life and entertaining. Situated within a sought-after small, exclusive development, the property is well placed for access to local amenities, schooling and transport links, making this an excellent opportunity to acquire a spacious detached family home in a convenient and established setting.



- Reception hallway
- Downstairs cloaks comprising WC & wash hand basin
- Living and dining room with direct access to the garden. Please note the fire is currently disconnected.
- Fully fitted breakfasting kitchen
- Family room/Bedroom five
- Four bedrooms, one with en-suite
- Family bathroom comprising WC, wash hand basin, bath with shower over
- Attic
- Gas central heating
- Double glazing
- Single garage and parking
- Private gardens to the front and rear to include garden sheds





Kirkliston

Kirkstyle Gardens enjoys a peaceful residential setting within the popular village of Kirkliston, situated to the west of Edinburgh. The village offers a good range of local amenities, including shops, cafés, schooling and recreational facilities, while excellent road links provide easy access to Edinburgh, South Queensferry and the wider central belt. The nearby M8, M9 and Queensferry Crossing make the location particularly convenient for commuters, while Edinburgh Airport is also within easy reach. Surrounded by attractive countryside yet offering excellent access to the capital, Kirkliston is an ideal location for families and professionals seeking a village lifestyle with superb connectivity.

Extras

The integrated kitchen appliances, fitted floor coverings and garden sheds are included. Please note the washing machine has a faulty seal.





Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

