

3 Stair Place

KIRKLISTON, EDINBURGH, EH29 9GL



*AN IMPRESSIVE FOUR-BEDROOM DETACHED
FAMILY HOME IN SOUGHT-AFTER KIRKLISTON*



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McEwan Fraser Legal is delighted to present this impressive four-bedroom detached family home, situated within the sought-after village of Kirkliston. Offering generous and flexible accommodation over two levels, the property is beautifully presented throughout and has been designed with modern family living in mind.

Particular highlights include four generous double bedrooms, excellent living and entertaining space, a double garage, private gardens and a separate summer house which provides an ideal home office or studio.

The front door opens into a welcoming hallway which provides access to the main ground-floor accommodation. The living room is a bright and generously proportioned space with a beautiful fireplace which creates a natural focal point. The proportions on offer will give a new owner plenty of flexibility to create their ideal living and entertaining space.



The heart of the home is the impressive dining kitchen, which provides an excellent space for everyday family life as well as entertaining. Contemporary units provide plenty of storage and preparation space, complemented by a full range of modern appliances. There is ample room for a large family dining table and further seating, and there is direct access to the rear garden, which creates a natural connection between the indoor and outdoor spaces during the warmer months.







A separate utility room, fitted with space for free-standing appliances, provides additional practicality, while a ground-floor WC completes the accommodation on this level.





Upstairs, there are four generously proportioned double bedrooms, all benefiting from built-in wardrobes. The principal bedroom has the additional advantage of its own contemporary en-suite shower room. The remaining bedrooms offer excellent flexibility for family living, guest accommodation or additional home-working space. A modern four-piece family bathroom serves the remaining bedrooms and includes both a separate shower enclosure and bath.

Excellent storage is available throughout the property, something that will be particularly appreciated by families.

The Property



Bedroom 2





Bedroom 3





Bedroom 4







Gross internal floor area (m²): 143m²

EPC Rating: B

Externally, the property continues to impress. The private rear garden is beautifully maintained and provides an attractive space for children, outdoor dining and entertaining. A separate summer house provides a particularly useful additional space and would make an excellent home office, studio, gym or hobby room.

To the front, there is a double driveway leading to an integral double garage, which also houses the boiler and provides excellent additional storage. An EV charging point is positioned by the garage door.



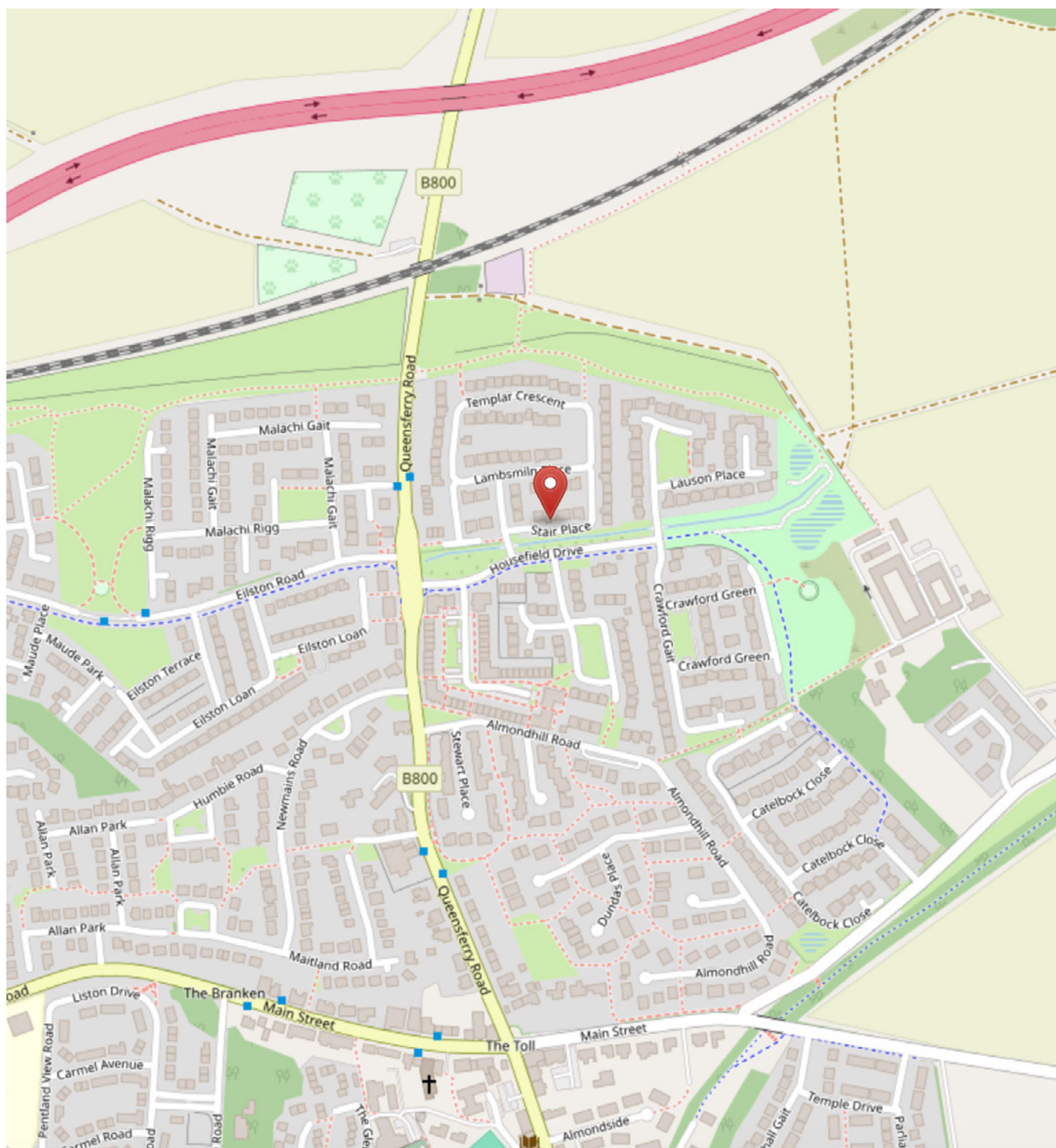




Stair Place is situated in the popular village of Kirkliston, west of Edinburgh, offering a relaxed community setting with excellent accessibility to the city, motorway network and wider Central Belt. Kirkliston provides everyday amenities including local shops, a pharmacy, medical facilities, a library, community facilities and places to eat and drink. More extensive shopping and leisure facilities are available at nearby South Queensferry, The Gyle and Edinburgh Park, and the location is convenient for Edinburgh Airport.

Kirkliston Primary School is approximately half a mile away and is associated with Queensferry High School, with nursery provision also available locally. Buyers should confirm catchment arrangements with the City of Edinburgh Council.

Commuting is well served by road connections to Edinburgh, the M8, M9 and M90, regular bus services, and Dalmeny railway station approximately two miles away. Despite its accessibility, Kirkliston retains a distinct village feel, with surrounding countryside, green spaces and outdoor recreation. Stair Place combines village community atmosphere with excellent connections to Edinburgh and beyond.



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