



19 Pikes Pool Drive
| KIRKLISTON | EH29 9GH


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An attractive three bedroom semi-detached house situated on Pikes Pool Drive in the popular village of Kirkliston, offering spacious and versatile accommodation over two levels.

The property comprises an entrance hallway, bright and spacious living room with patio doors opening onto the rear garden, and a stylish kitchen/diner with ample worktop space and a good range of floor and wall-mounted units. There is also a utility room and convenient downstairs shower room with two-piece suite and shower cubicle.

Upstairs, the main bedroom benefits from built-in storage and an en-suite, while bedroom two also features built-in storage. The third bedroom is ideal as a guest bedroom, nursery or home office. A main bathroom with three-piece suite completes the accommodation.

Externally, the property benefits from a large driveway and garage, while the fully enclosed rear garden features a patio area and lawn.

- Attractive three bedroom semi-detached house
- Driveway and garage
- Stylish kitchen/diner
- Fully enclosed rear garden
- Double glazing
- Gas central heating

Council tax E. Energy Rating C
Factor Fee - approx £50 per quarter

PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, & blinds will be included in the sale. Wall mounted tv brackets will not be included in the sale.

Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and caf s, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.



