

37 Buie Brae

KIRKLISTON, EDINBURGH, EH29 9FB



Substantial five-bedroom detached family home in sought-after Kirkliston, offering exceptional living space



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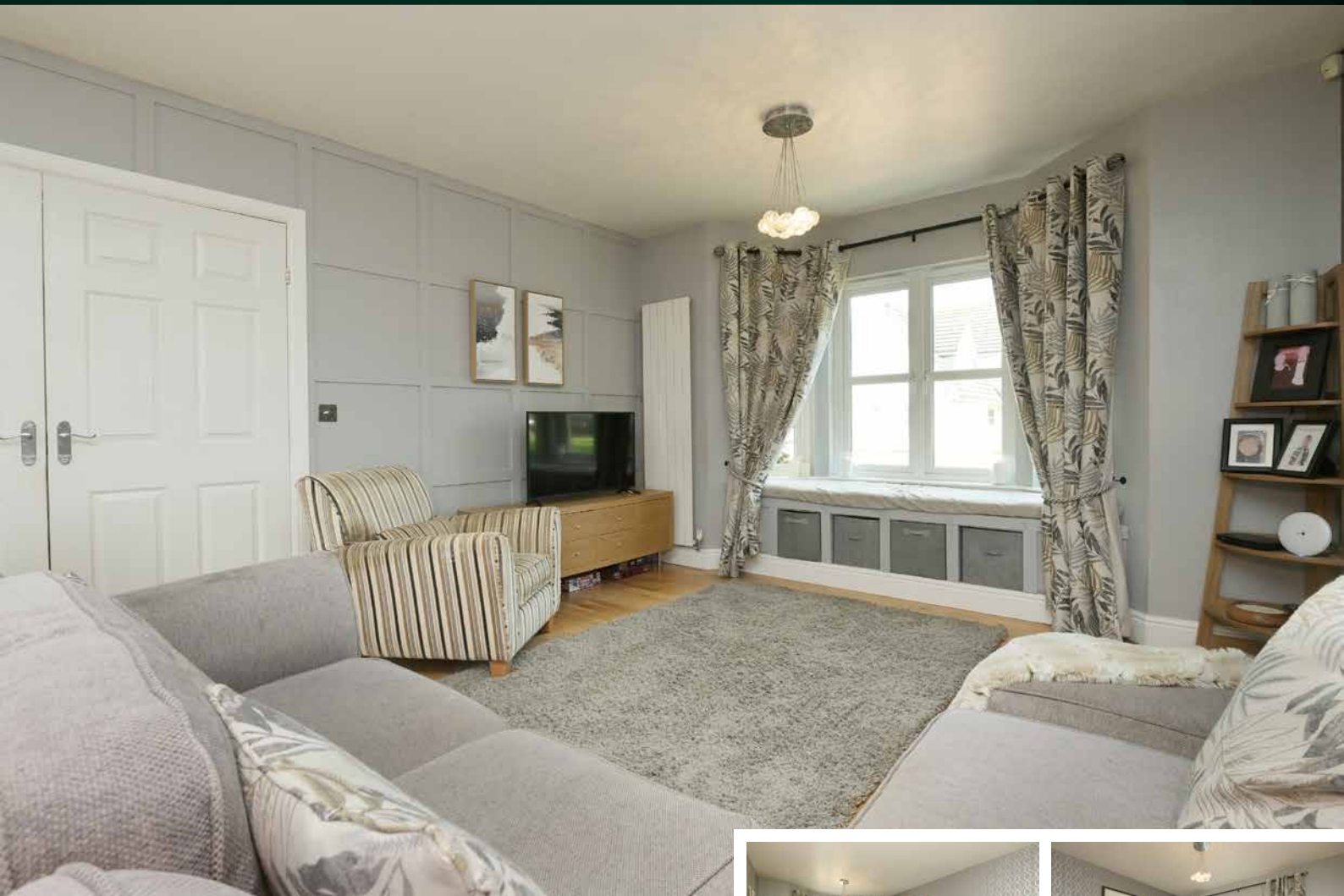


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McEwan Fraser Legal is delighted to present this substantial five-bedroom detached villa, forming part of an exclusive residential development within the popular commuter village of Kirkliston. Offering an exceptional amount of flexible family accommodation, the property is presented in good order throughout and benefits from a double garage, generous driveway and a well-maintained south-facing private rear garden. With excellent access to Edinburgh, the motorway network and routes north and west, this is a superb family home in a particularly convenient location.

THE LIVING ROOM



The ground floor centres on a spacious, welcoming reception hallway, which provides access to the principal living accommodation. The impressive living room is bright and comfortable, with dual aspect, a bay window to the front, and French doors opening directly onto the rear garden. The generous space offers plenty of flexibility for an owner to create their ideal living and entertaining space.

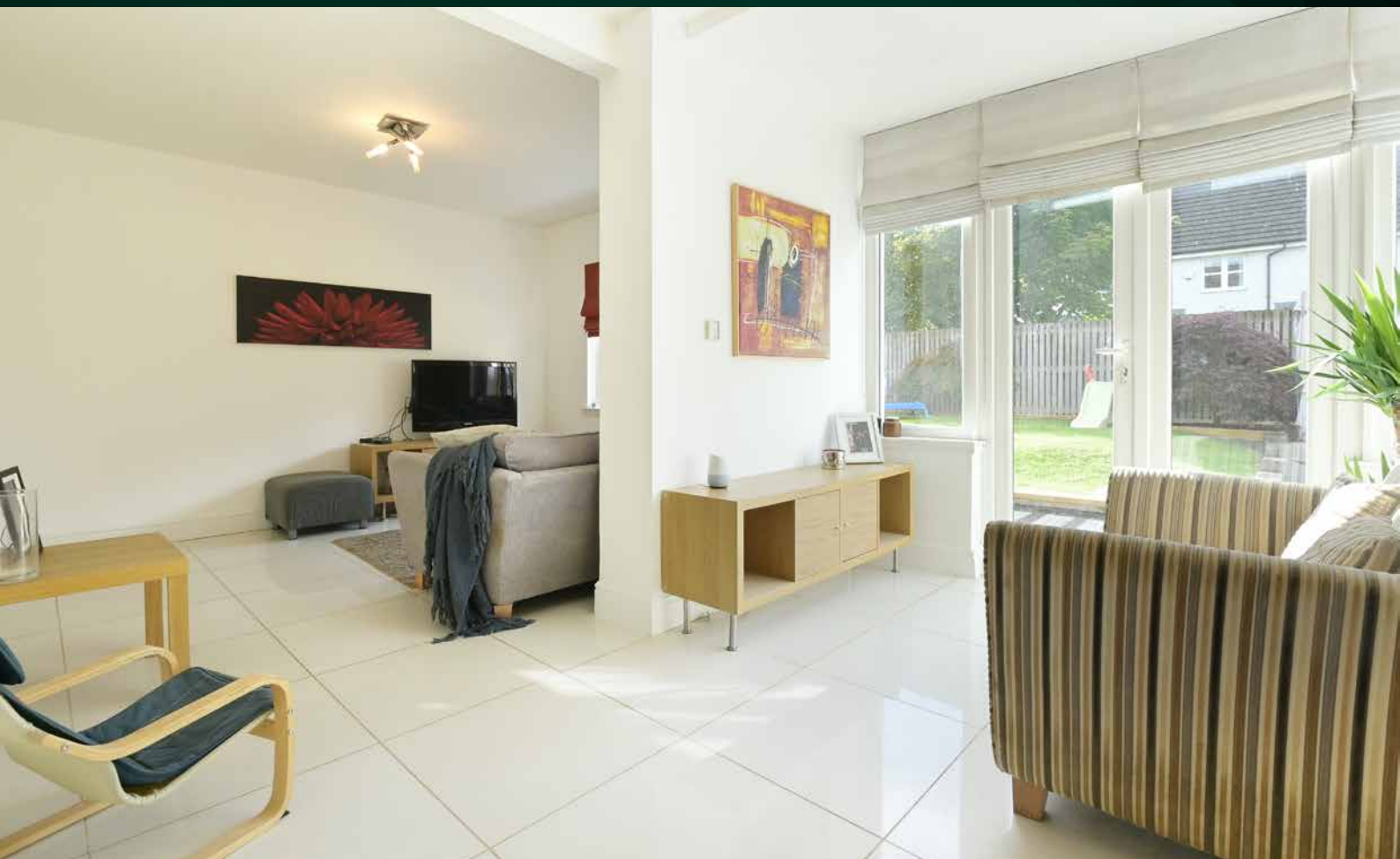
THE DINING ROOM



A real highlight of the house is the superb family living space to the rear. The original dining room and family room have been opened to create a fantastic open-plan area which flows naturally into the breakfasting kitchen. This is an exceptionally sociable space with plenty of room for family seating and a full-sized dining table, while French doors provide a direct connection with the rear garden.



THE FAMILY AREA



The stunning contemporary kitchen offers an excellent range of storage and preparation space, along with a selection of high-quality appliances, while the adjoining utility room provides further practical space, side-door access, and direct access to the garage. Completing the ground floor accommodation is a cloakroom/WC and a versatile study or children's playroom, which would also work particularly well for anyone working from home.

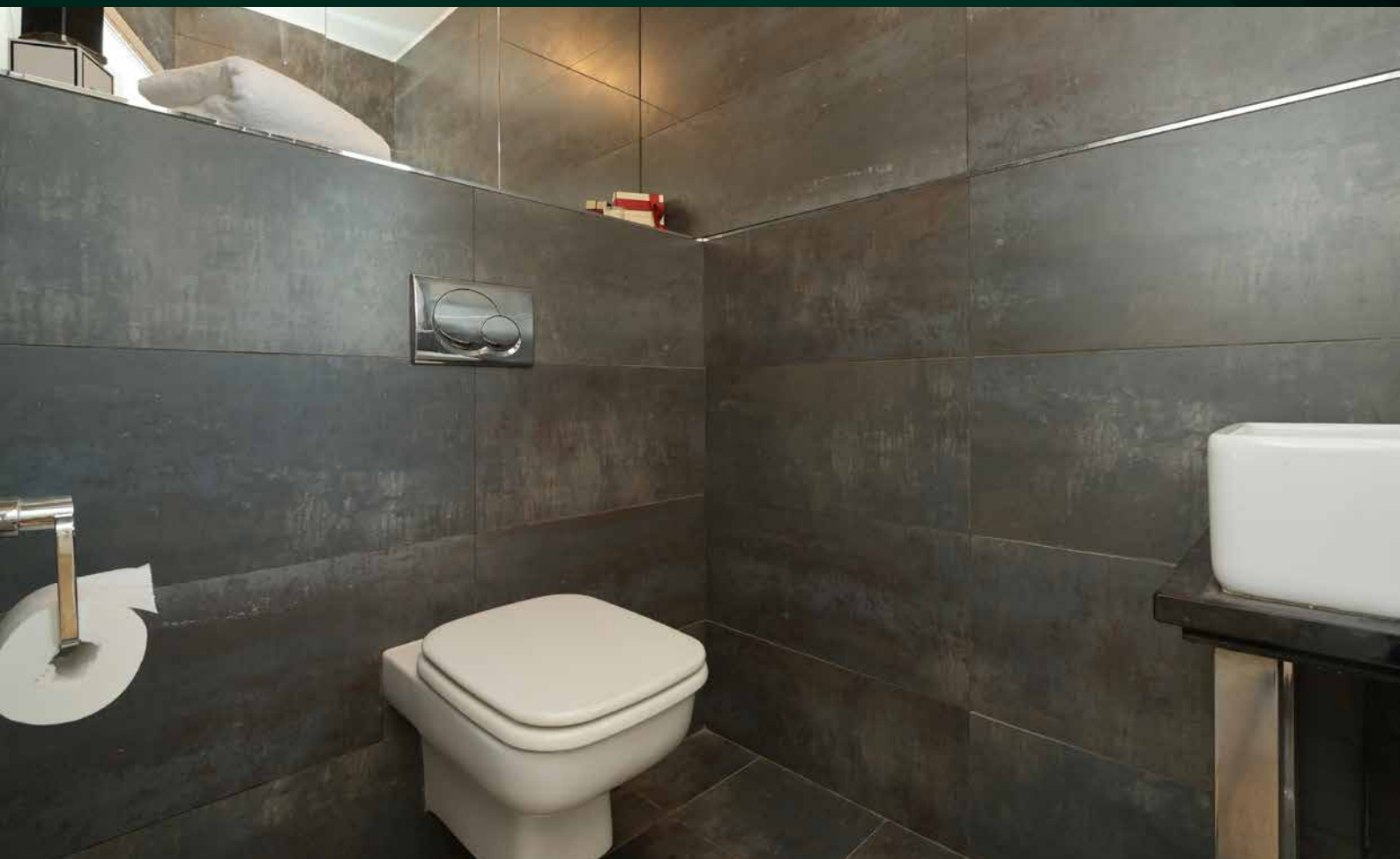
THE KITCHEN



THE UTILITY



THE WC & STUDY





Upstairs, the generous landing provides access to all five bedrooms, the family bathroom, and a large loft space for additional storage. The principal bedroom is a particularly comfortable double room with fitted wardrobes and its own en-suite shower room. There are four further double bedrooms, several benefiting from fitted storage. Two bedrooms share a Jack and Jill-style bathroom, while the remaining accommodation is served by a spacious four-piece family bathroom with a separate bath and shower.

THE BATHROOM



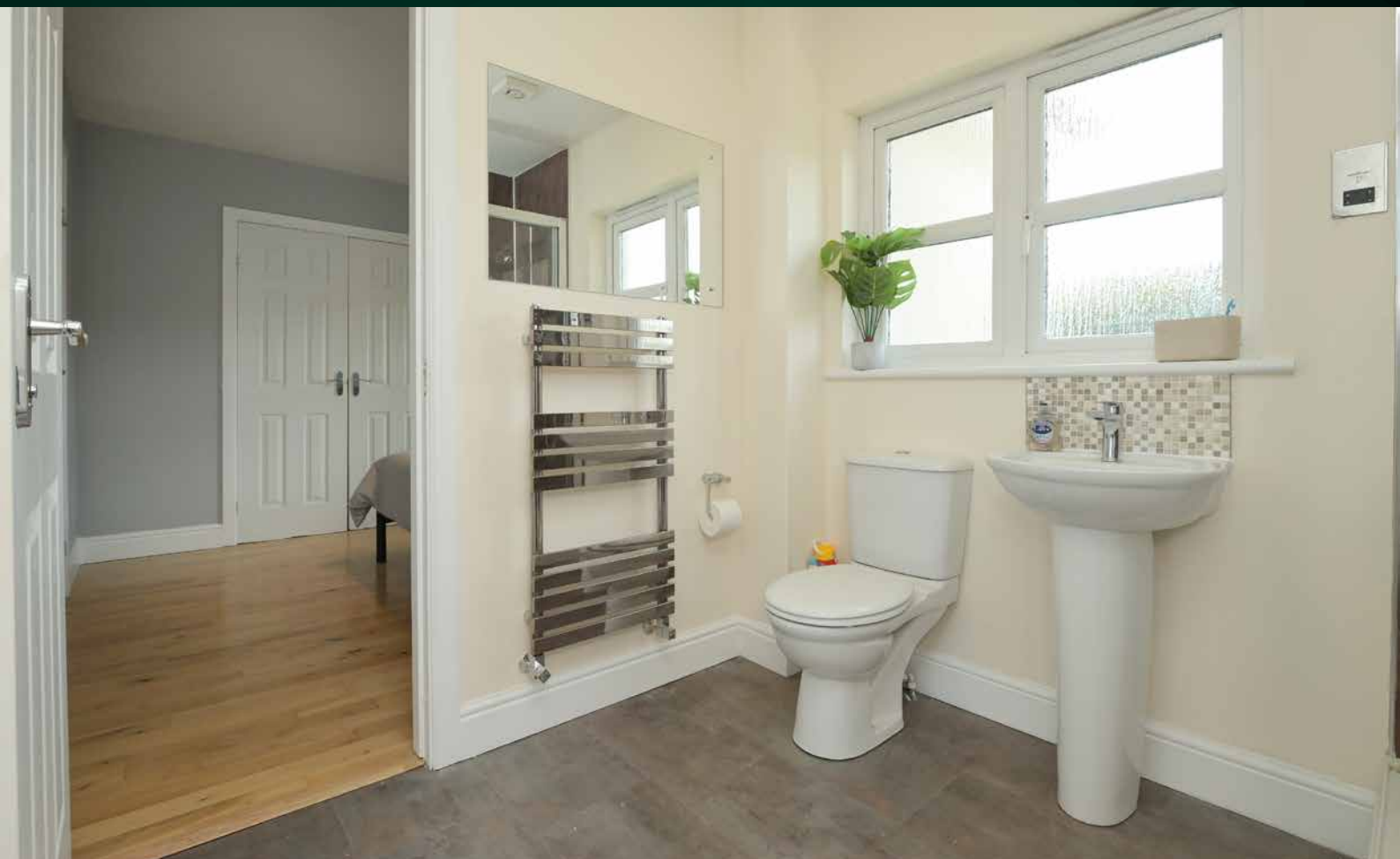
BEDROOM 1



BEDROOM 2



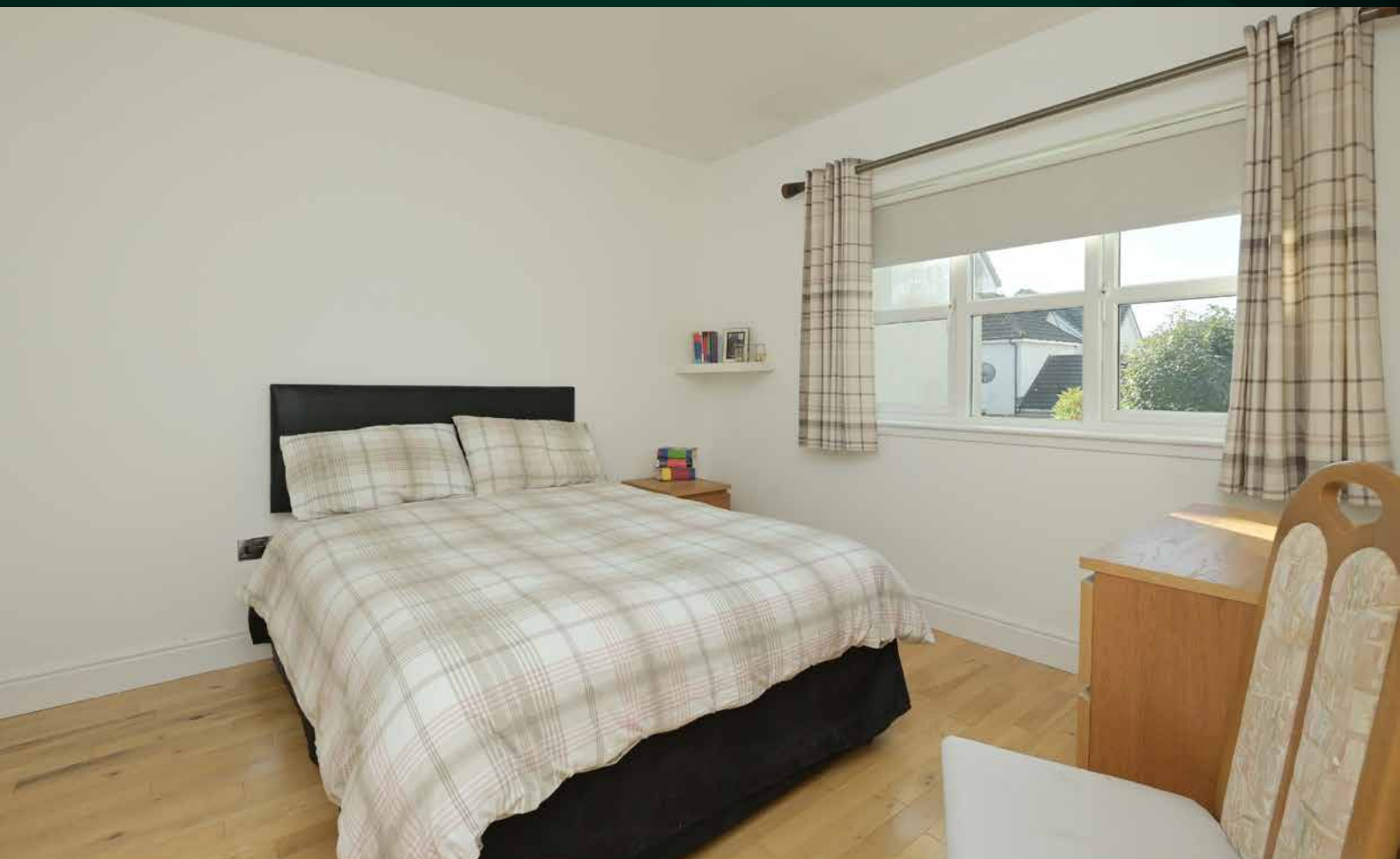
JACK & JILL ENSUITE



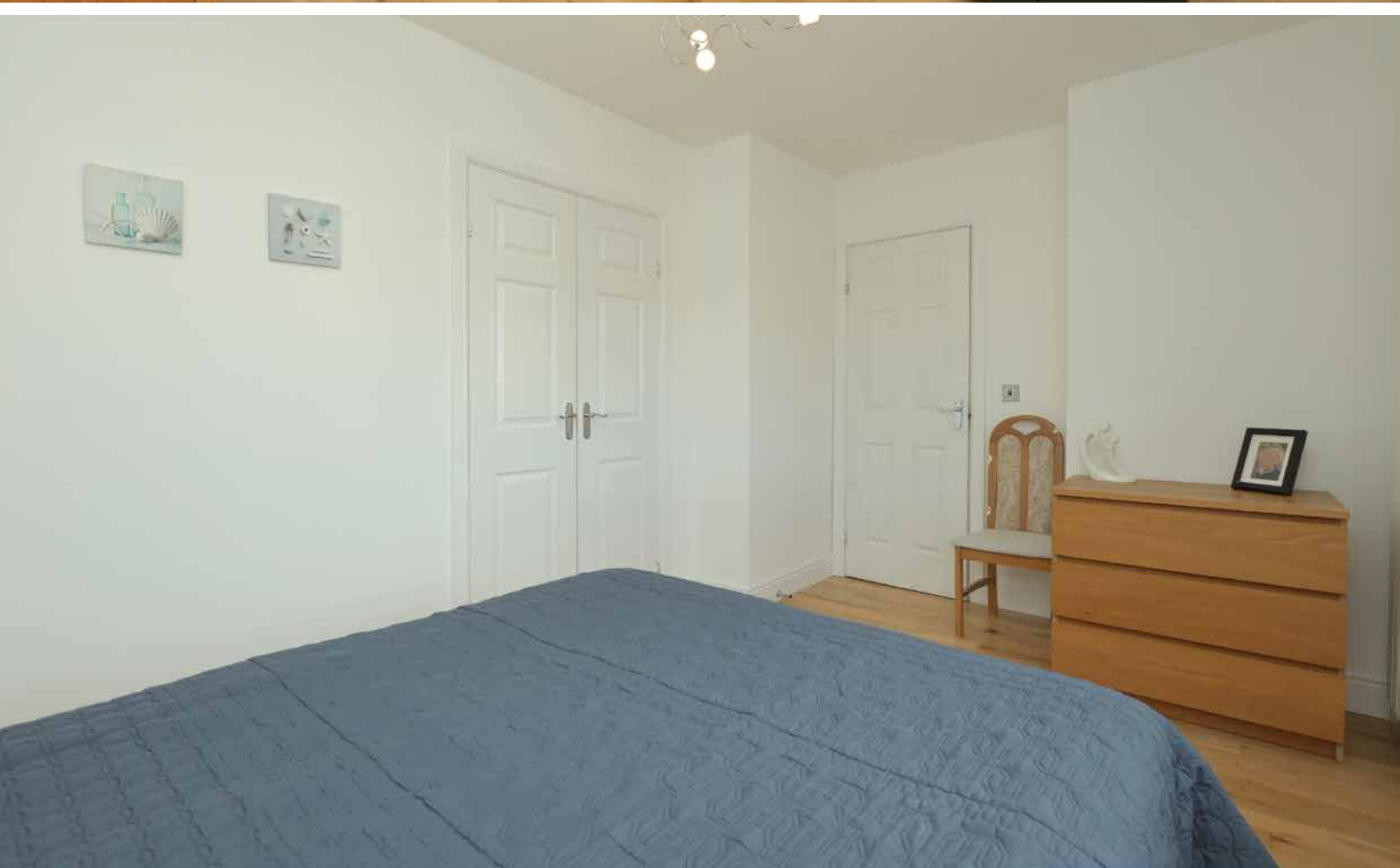
BEDROOM 3



BEDROOM 4



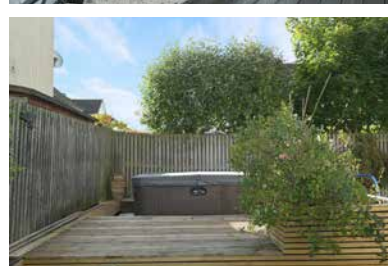
BEDROOM 5



Further benefits include gas central heating and double glazing. Externally, there are garden grounds to the front together with a driveway leading to the double garage and an EV charging point. Access is available around the side of the house to the substantial private rear garden, which has been well maintained and provides an excellent outdoor space for families, entertaining and enjoying the warmer months. Additional unrestricted parking is available on the street.

Rarely available in this location, the combination of five double bedrooms, multiple reception rooms, excellent storage, a double garage and generous garden space makes this an exceptionally versatile family home within easy commuting distance of Edinburgh.

EXTERNALS

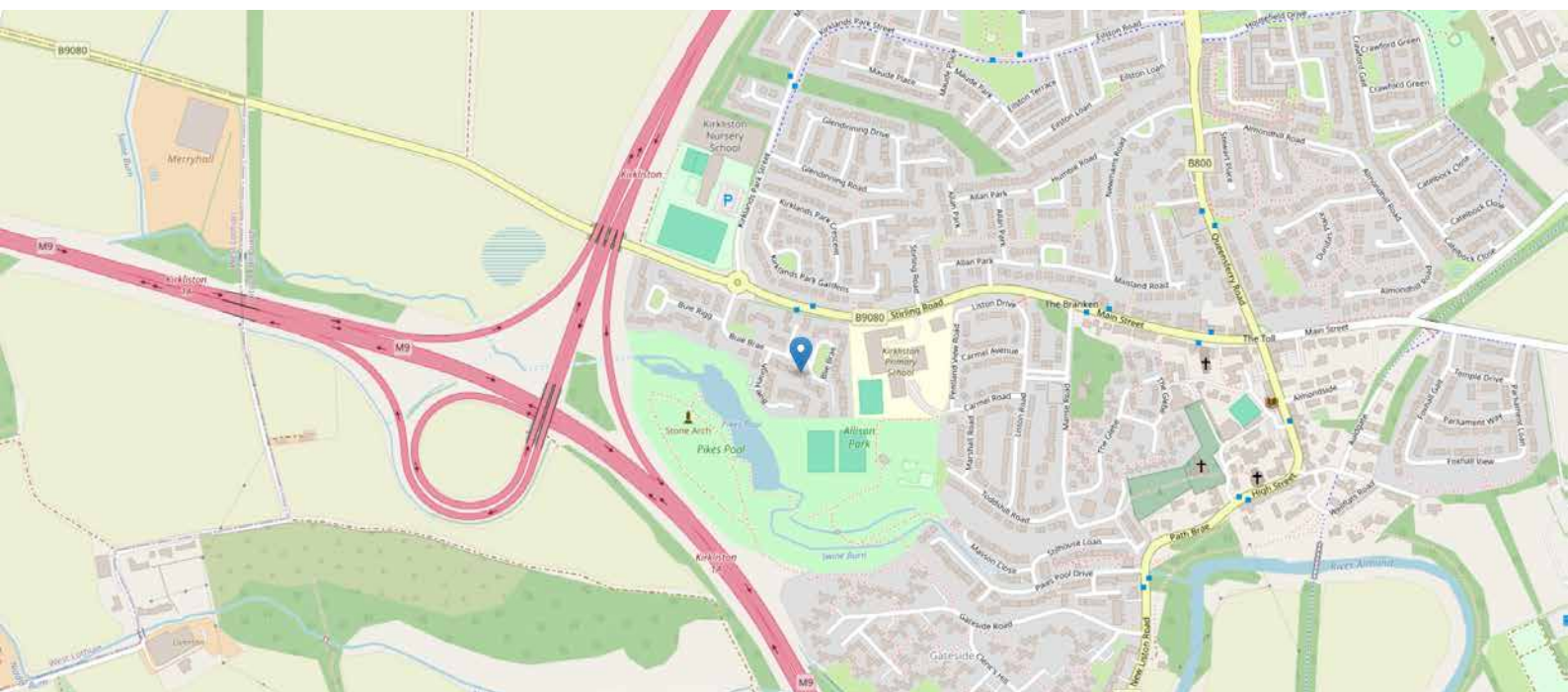


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 205m² | EPC Rating: C



THE LOCATION

Buie Brae is situated within the popular village of Kirkliston, a well-established residential location to the west of Edinburgh which has become particularly popular with families and commuters. The village offers an attractive balance between a relaxed community setting and excellent accessibility to Edinburgh, the surrounding motorway network and the wider Central Belt. Kirkliston itself provides a good range of everyday amenities, including local shops, a pharmacy, medical facilities, library and community facilities, together with a selection of places to eat and drink. More extensive shopping and leisure facilities can be found at nearby South Queensferry, The Gyle and Edinburgh Park, while the location is also particularly convenient for Edinburgh Airport.





For families, Kirkliston Primary School is located within the village and is within easy reach of Buie Brae. The school is associated with Queensferry High School, while nursery and childcare provision is also available locally. Buyers should always confirm current catchment arrangements directly with the City of Edinburgh Council.

The area is particularly well placed for commuting, with convenient road connections towards Edinburgh and easy access to the M8, M9 and M90, making Kirkliston an excellent base for those travelling throughout Edinburgh and the wider Central Belt. Regular bus services connect the village with Edinburgh and surrounding areas, while Dalmeny railway station provides an additional option for rail travel.

Despite its excellent accessibility, Kirkliston retains a distinct village feel and benefits from surrounding countryside, local green spaces and plenty of opportunities for walking, cycling and outdoor recreation. Buie Brae therefore offers an appealing setting for family life, combining the space and community atmosphere of a village location with excellent connections to Edinburgh, Edinburgh Airport and the wider motorway network.



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