



Thorntons 
The right way to move

27 Glendinning Drive

Kirkliston
Edinburgh, EH29 9HF





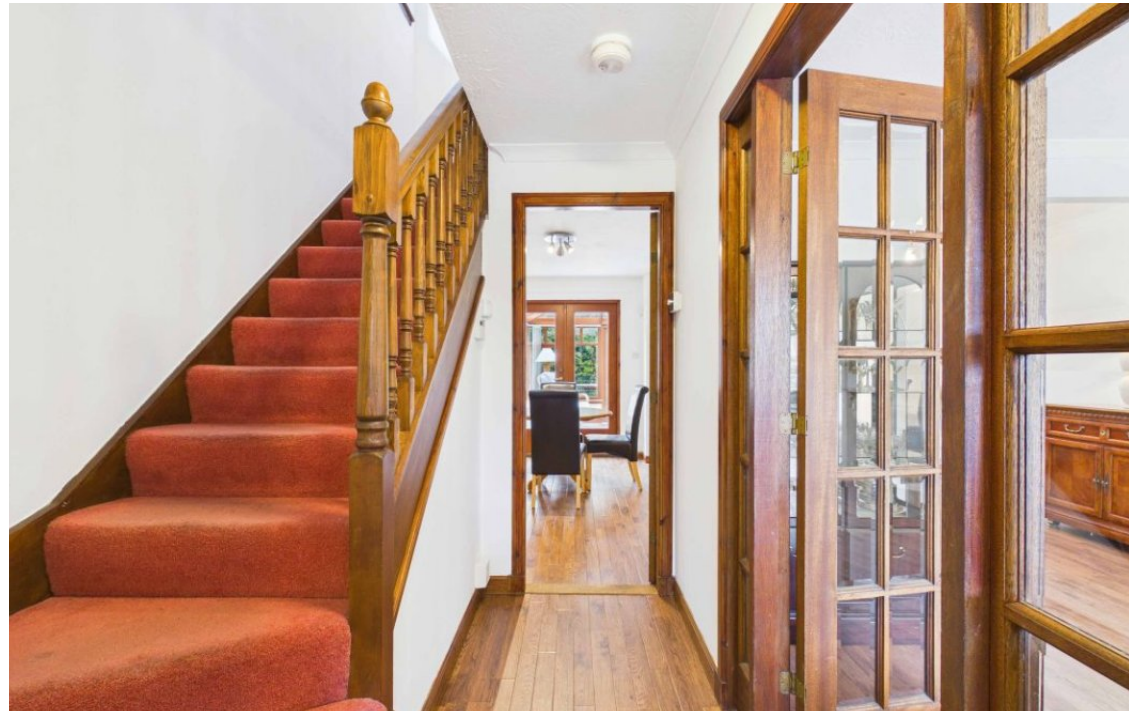
Property Summary

Situated in Kirkliston, this detached house offers generous family accommodation over two floors, including three living areas, three bedrooms and two bathrooms, plus a WC, all set in private garden grounds with a private drive and garage.

A welcoming hall, with a WC and storage, leads to a bright living room with a feature fireplace, opening through to a separate formal dining room, creating an easy flow for everyday living and entertaining. Next door is a fully fitted kitchen with an open-plan layout to a second, more informal dining area. Completing the ground floor is a large conservatory with direct access to the garden. Upstairs, fanning off a naturally lit central landing are three bedrooms: two generous doubles and a single bedroom, all enjoying built-in storage. The main bedroom boasts an en-suite shower room, while an easily accessible wet room, gas central heating and double glazing completes the home. Extras: White goods are included in the sale.

Features

- Modern detached house in Kirkliston
- Spacious family accommodation over two floors
- Welcoming entrance hall with storage
- Front-facing living room with feature fireplace
- Formal dining room
- Fully fitted kitchen with generous dining area
- Conservatory with direct garden access
- Principal bedroom with storage and en-suite shower room
- Second double bedroom with wardrobes
- Single bedroom with fitted storage
- First floor wet room and ground floor WC
- Private, landscaped front and rear gardens
- Private drive and single garage









[Click here to take a virtual tour](#)





Kirkliston, Edinburgh

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience.

The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy and a health centre, as well as a selection of traditional pubs, cafes and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants.

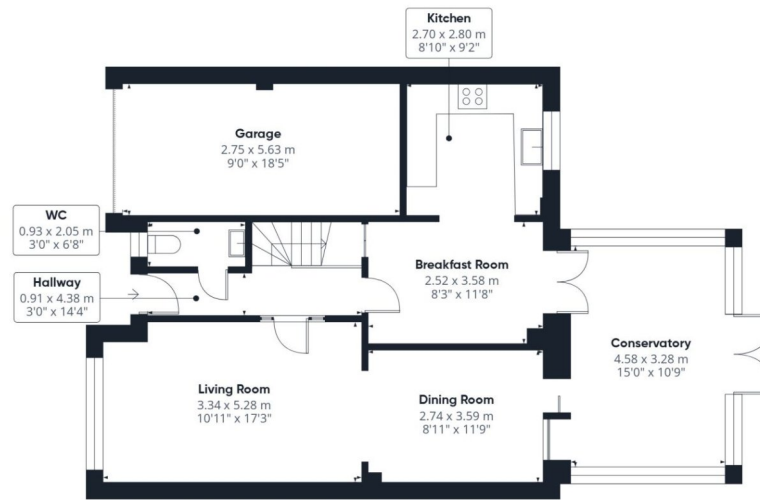
Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sports and fitness activities at Kirkliston Leisure Centre.

Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby.

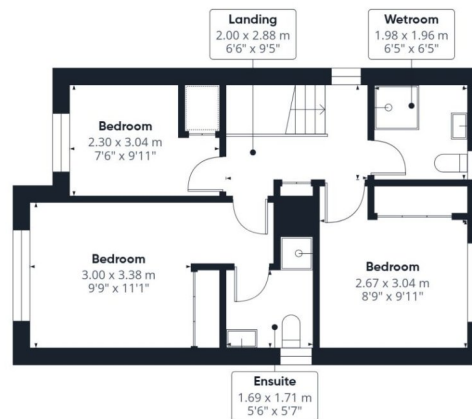
Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Forth Road Bridge, Edinburgh International Airport and the M8/M9 motorway network. The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram, and train links into the city centre and further afield.



Floorplan



Main Floor



Floor Level 2



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Approximate total area⁽¹⁾

124 m²
1335 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



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