



Kirkliston, Edinburgh North

2 OVERTON FARM ROAD, KIRKLISTON EH29 9GS

Tucked away in a rural yet accessible location close to Kirkliston, this versatile four bedroom home offers an exceptional blend of contemporary style and versatile open plan living space creating a bright, welcoming environment that effortlessly caters to the demands of modern family life. Private rear garden.



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4



3



DESCRIPTION

The location is one which successfully combines a tranquil suburban environment with city living.

- Charming Semi-Detached Country Cottage
- Porch
- Large Open-Plan Living/Dining Room
- Contemporary Open-Plan Kitchen
- Utility Room
- Family Room/Bedroom 4
- Ground Floor Shower Room
- Two En-Suite Double Bedrooms
- Further Double Bedroom
- Further Shower Room
- Double-Glazing
- Electric Central Heating
- Private Rear Garden with Shed
- Two Allocated Parking Spaces
- Visitors Parking

LOCATION

The property sits at the heart of a small courtyard style development in countryside less than two miles from the centre of Kirkliston, a delightful village located approximately 4 miles from the outskirts of Edinburgh and just 3 miles from the historic town of South Queensferry (with its growing array of well-regarded restaurants, bars and cafes). Kirkliston Village is served by a good range of everyday amenities including shops and cafes, whilst more extensive retail offerings can be found at nearby Hermiston Gait and the Gyle Shopping Centre (with all the usual High Street

Brands). One of Scotland's finest stately homes, Hopetoun House is within a short drive, or for the energetic within walking distance via the old railway line/cycle path. This path also meanders through Dalmeny to South Queensferry and to Ratho, in the opposite direction. There are numerous scenic walks available throughout the area including those through the grounds of Dalmeny Estate to Cramond. There is also a Leisure Centre offering a wide programme of activities for children and adults alike as does the new Conifox Adventure Park with its indoor and outdoor facilities. The national climbing centre at Ratho and water sports at South Queensferry and Cramond are also within easy reach. There are several golf courses within close proximity including Dundas Golf Course which is within 1 mile. The village also has its own nursery and primary schools and secondary schooling is provided in South Queensferry. The village is ideally placed for commuters with easy access to Edinburgh's City Bypass and Scotland's motorway network offering easy travel north, south and west. Edinburgh International Airport is also only a short drive. There are rail stations at Dalmeny and Uphall, and the tram stop at Edinburgh Airport provides further links into the city centre. In summary the location offers the perfect balance of country life with all the amenities of city living, making it a highly desirable place to call home.

COUNCIL TAX BAND

Band D

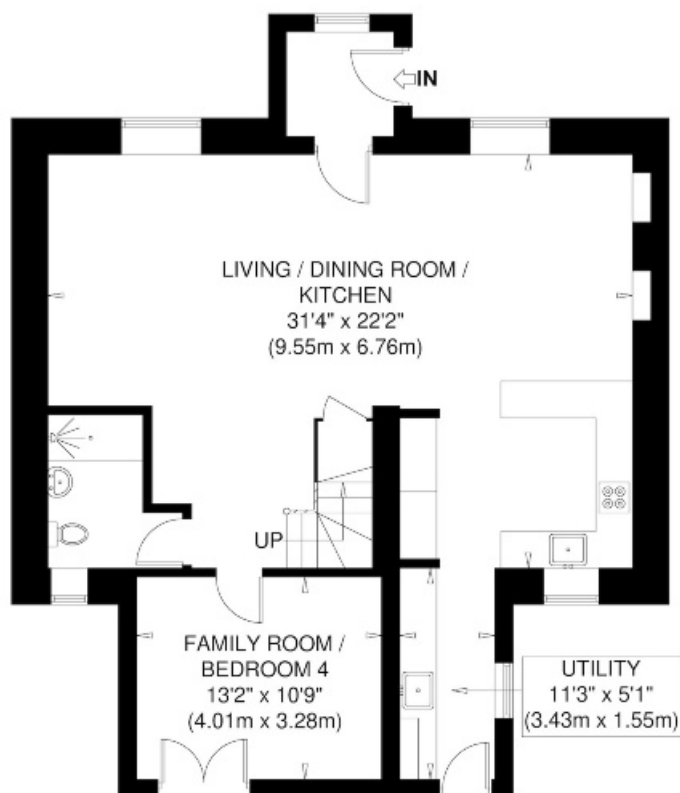
EXTRAS

Light fittings, blinds, floor coverings, integrated oven and hob, fridge freezer, washing machine and tumble dryer are included in the sale.

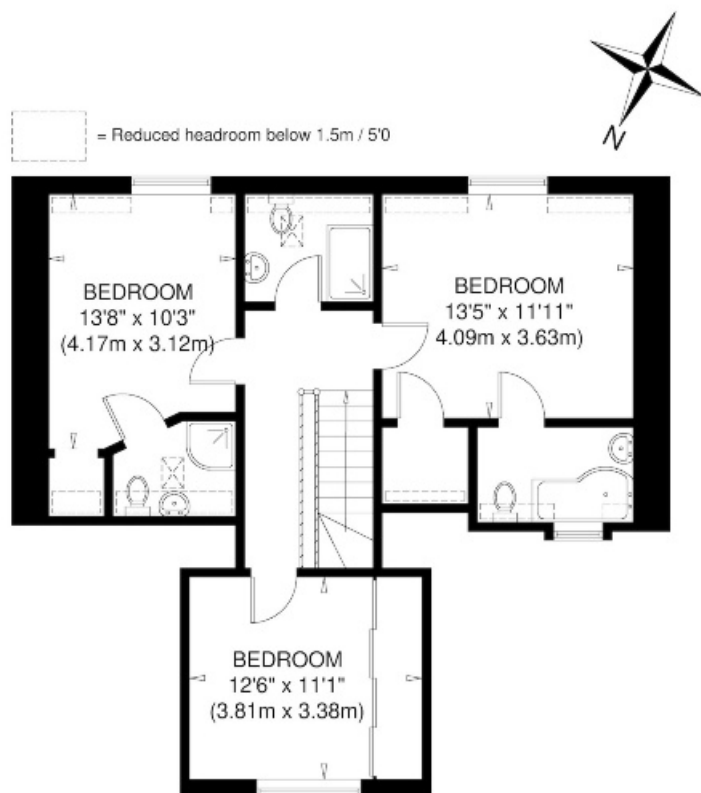
VIEWING

By Appointment with Agents. Tel: 0131 467 7550





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 88.6 SQ M / 953 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 64.7 SQ M / 696 SQ FT

OVERTON FARM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 153.3 SQ M / 1649 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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