



4 BUIE BRAE

Kirkliston, EH29 9FB



1

Public Room



3

Bedroom



2

Bathroom

4 BUIE BRAE

Set within a modern residential development in Kirkliston, this contemporary three-bedroom link end-terrace home offers well-presented interiors, a private rear garden and the added benefit of a garage and driveway. With three bedrooms and flexible living space, it suits young families, couples, and professionals seeking a comfortable home with room to adapt. The ground floor opens into an entrance hall with a useful WC, leading to a generous living and dining room with direct access to the garden. A modern Shaker-style kitchen provides ample storage and worktop space, creating a practical setting for everyday cooking. Upstairs, the principal bedroom features an en-suite shower room, while two further bedrooms offer flexibility for family, guests or home working. A family bathroom completes the accommodation. Extras: All fitted floor and window coverings, light fittings, integrated appliances, plus the washing machine, fridge freezer and dryer are included in the sale.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Modern link end-terrace house in Kirkliston
- Bright accommodation over two floors
- Entrance hall and ground-floor WC
- Generous living/dining room with garden access
- Shaker-style fitted kitchen
- Principal bedroom with en-suite shower room
- Two further bedrooms, including a versatile bedroom/office
- Family bathroom with handheld shower
- Enclosed private rear garden
- Garage and driveway







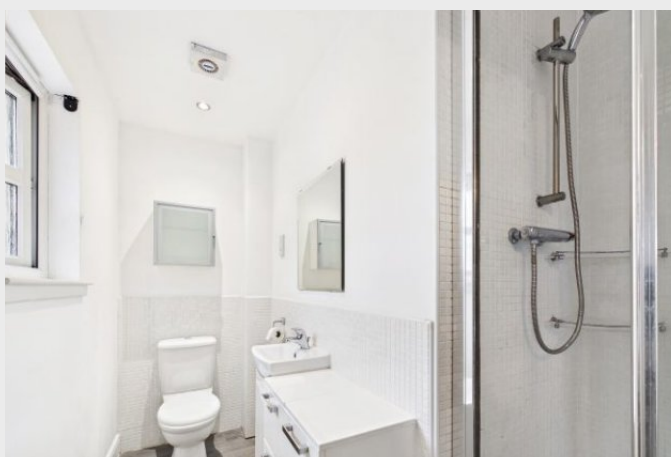
THE BEDROOMS
& BATHROOMS



KIRKLISTON

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.

Kirkliston Primary School provides nursery and primary schooling, with 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.



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