

27 Foxhall Gait

KIRKLISTON, EH29 9GT



*BEAUTIFUL THREE-BEDROOM END-TERRACED
HOME WITH BRIGHT OPEN-PLAN LIVING AND
PRIVATE GARDEN*



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An attractive three-bedroom end-terraced home, beautifully presented throughout and offering stylish contemporary interiors, generous open-plan living and a well-maintained rear garden, this appealing property at 27 Foxhall Gait is an excellent opportunity for buyers seeking a modern home with practical features and thoughtfully designed living space. Further benefits include a beautifully appointed designer kitchen, a principal bedroom with en-suite shower room, a convenient downstairs WC and solar panels.

The ground floor is centred around a gorgeous, bright and spacious open-plan living area, where beautiful wooden flooring and a fresh, welcoming atmosphere create an ideal setting for both everyday living and entertaining. The generous proportions allow plenty of room to relax, dine and socialise, while patio doors provide a lovely connection to the rear garden, bringing the outdoors into the living space during the warmer months.

The kitchen is a particular highlight, featuring a stylish designer finish and an excellent use of available space. Ample storage helps keep the area organised and uncluttered, while integrated appliances contribute to the sleek, streamlined appearance. The combination of attractive design and practical functionality makes this a kitchen that works equally well for busy mornings and preparing meals for family and friends. A conveniently positioned downstairs WC adds further practicality to the ground floor.







A staircase leads to the first floor, where three bedrooms provide comfortable accommodation for a variety of needs, whether for a family, a couple requiring additional space or those working from home. The principal bedroom benefits from its own en-suite shower room, complete with a heated towel rail and a window that allows natural light into the space. This private facility adds an extra layer of convenience to the bedroom accommodation. The remaining bedrooms offer flexibility for children, guests or a home office.

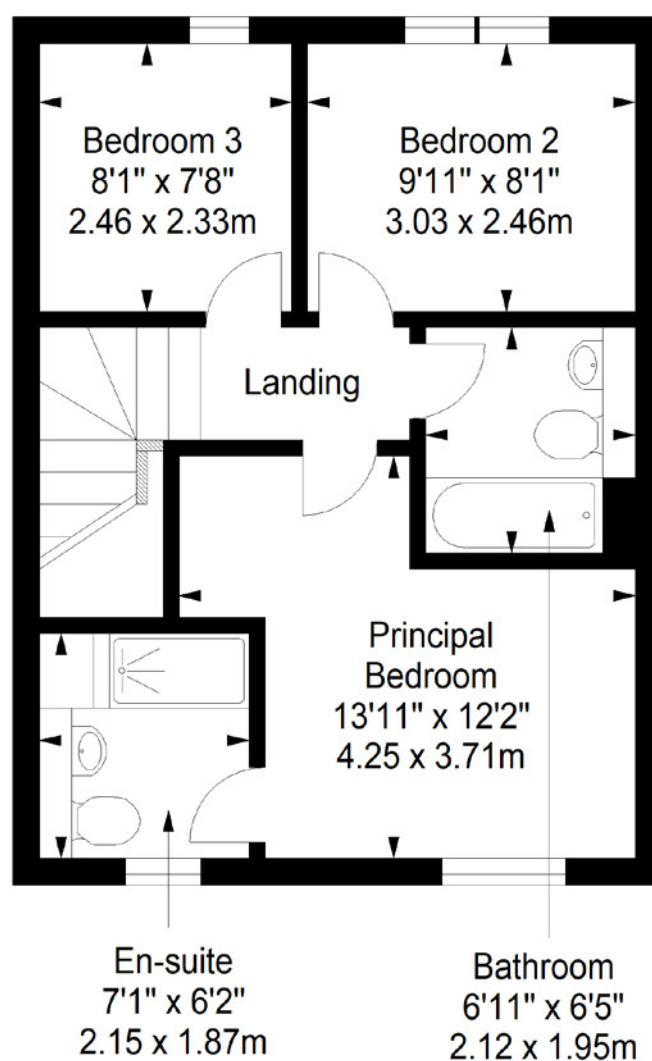
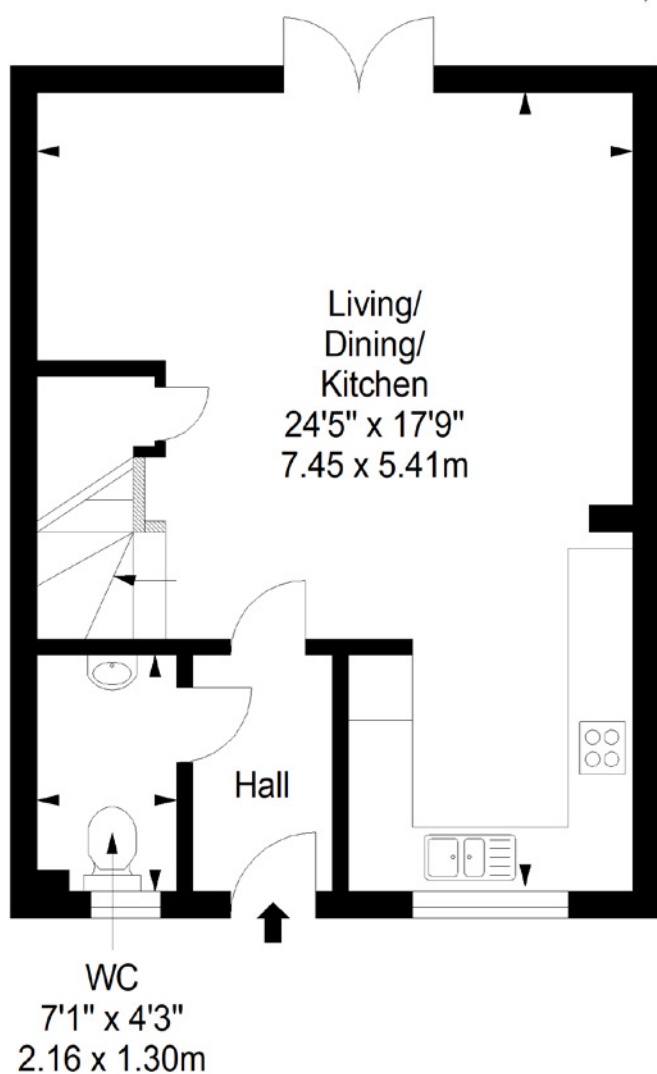
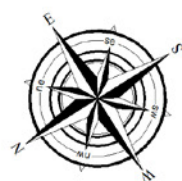
The main bathroom is an appealing and well-appointed space, incorporating a bath with an integrated shower to accommodate both relaxing soaks and a convenient start to the day.



Bedroom 2







Gross internal floor area (m²): 81m²

EPC Rating: B



Externally, the property continues to impress with a beautifully maintained rear garden, thoughtfully arranged with a combination of paved areas and lawn. The enclosed, fully fenced garden offers an inviting outdoor space for relaxing, entertaining or enjoying time outdoors. A useful side gate provides direct access between the front and rear gardens, making everyday garden maintenance and access particularly convenient.

Additional benefits include solar panels and residents' parking outside, adding to the property's practical appeal.

The Property

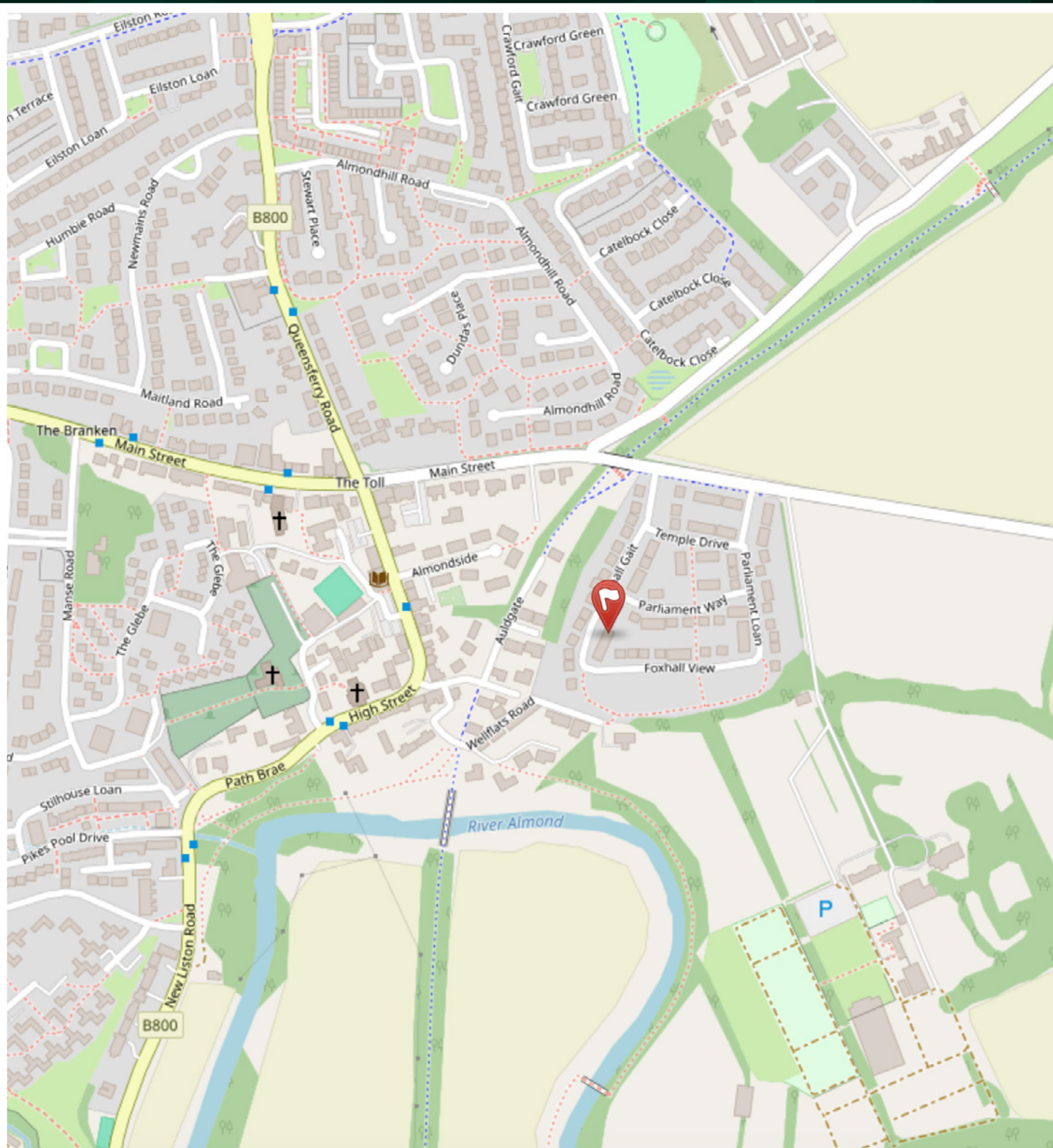


Situated within the modern residential development of Foxhall Gait in the popular village of Kirkliston, this property enjoys a convenient setting combining village amenities with excellent connections to Edinburgh and beyond.

Kirkliston offers a range of everyday facilities, including local shops, cafés, a supermarket, a GP practice, a library and leisure facilities. Families will appreciate the availability of local schooling, including Kirkliston Primary School, with Queensferry High School serving the wider area; prospective purchasers should verify catchment arrangements with the City of Edinburgh Council. The surrounding area offers opportunities to enjoy outdoor recreation and green spaces, while nearby South Queensferry provides further shopping and leisure options.

Regular bus services operate within the village, and Dalmeny railway station provides connections towards Edinburgh and Fife. Road links to the M9 and wider motorway network make the location well placed for commuters, while Edinburgh Airport and the capital's amenities are also accessible.

The Location



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