



51 Pikes Pool Drive, Kirkliston, Edinburgh, EH29 9GH

Beautifully Presented & Spacious, Five Bedroom, Semi-Detached Home.

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Property Description

Beautifully presented and spacious, five-bedroom, three-storey, semi-detached family home, with gardens, driveway and an integrated garage. Set adjacent in a family-orientated residential area, located in the popular village of Kirkliston, Edinburgh.

Comprises of halls for each level, living/dining and kitchen, utility room, five flexible bedrooms, an en-suite, a family bathroom and a ground floor WC. Ready-to-move-in, highlights include a modern kitchen and stylish bathrooms, quality contemporary flooring and lighting, and flexible family living.

In addition, there is double glazing, gas central heating, and superb integrated storage provision including a walk-in wardrobe/store, the fully floored loft and the garage with electricity and lighting. Externally there is a lawn and driveway front, whilst a professionally landscaped rear garden includes a lawn, decking and raised planting beds. This modern residential development provides maintained communal ground and additional unrestricted visitor parking.

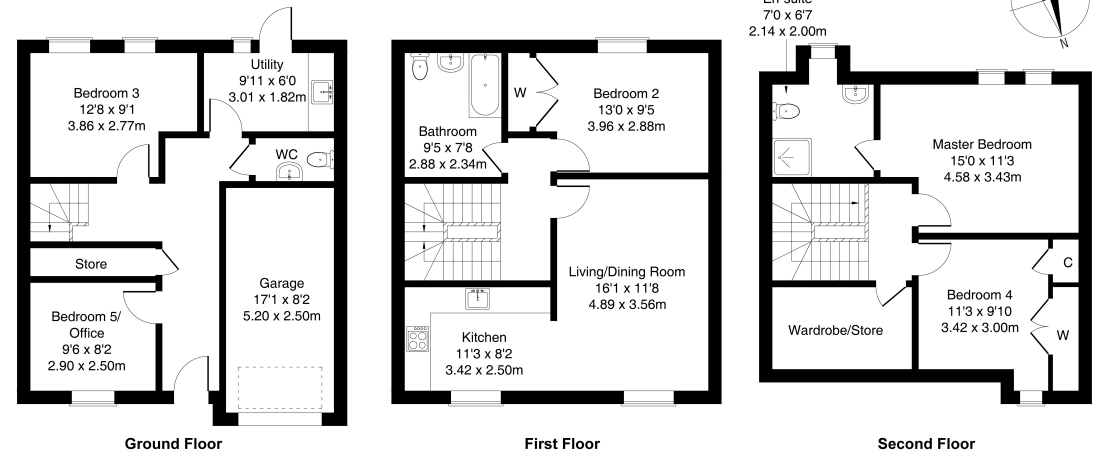
A welcoming entrance hall affords access to each room on the ground floor, has wood effect flooring extending throughout the majority of the ground floor and stairs leading to the first floor. A bedroom/study and double bedroom are, finished with carpeted flooring and central light fixtures. Set to the rear a utility room is complete with patio doors leading to the rear garden and a w/c with a modern two-piece suite.

Upstairs, set to the front, the open planned living/dining room is complete with wood-effect flooring and central light fixtures. Set aside, the kitchen is fitted with contemporary units, stone effect worktops and a tiled splashback. Appliances include an integrated fridge/freezer, oven with gas hobs and extractor hood.

Set to the rear a double bedroom is complete with carpeted floor, a built-in wardrobe and a double window. Completing the first floor, the family bathroom is fitted with a three-piece modern suite with a mains shower over the bath, a tiled splash wall and tiled flooring. Upstairs bedroom four is complete with Velux-style windows, a built-in wardrobe and carpeted flooring. Completing the accommodation the master bedroom is complete with Velux-style windows, carpeted flooring and a newly fitted en-suite with a modern two-piece suite, free-standing mains shower with panelled splashback and tiled flooring.

A 360 Virtual Tour is available online.

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51 Pikes Pool Drive Kirkliston EH29 9GH
Approximate Gross Internal Area: (1711 sq ft - 159 sq m.)





Area Description

Kirkliston is a small town, lying to the west of Edinburgh city centre. A historic village, Kirkliston is a designated conservation area, set amongst the open agricultural land, with a village centre surrounded by a growing number of modern residential developments. With plenty of local amenities in the heart of village, there is also a Tesco superstore at nearby South Queensferry and a multitude of country parks and open walks in the surrounding area. Additionally, Edinburgh Airport, The Gyle Centre and Hermiston Gate are all a short fifteen-minute drive away. The area also hosts well-respected primary and secondary schooling. There are excellent road links to the M90, A8, M8 and M9, regular bus services, and a rail station at Dalmeny, making Kirkliston a highly popular location for commuting into Edinburgh.











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