



## 11 Buie Haugh, Kirkliston, City of Edinburgh, EH29 9FD

Spacious, Four-Bedroom, Detached Family Home, with Gardens, Garage & Driveway

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# Property Description

Beautifully presented and spacious, four-bedroom, detached family home, with gardens, an integrated double garage with a multivehicle driveway. Located in a quiet and desirable, family-oriented residential development in the village of Kirkliston, lying to the west of Edinburgh City Centre.

Comprises an entrance hall, living room, dining/kitchen, four double bedrooms, two en-suites, a family bathroom and a ground floor WC.

Highlights include a stylish kitchen, modern bathrooms, contemporary flooring and lighting, and an impressive marble fireplace and bay window for the front-facing living room. In addition, there are multiple TV points, double glazing, HIVE gas central heating (new boiler August 2024), and an alarm system and CCTV system.

There is exceptional storage, including the extensive double garage offering flexible workshop space, a loft, and integrated wardrobes for the three main bedrooms. Externally, the property benefits from a professionally landscaped garden, with an extended driveway to the front, and an enclosed non-overlooked rear garden with a lawn and patios.

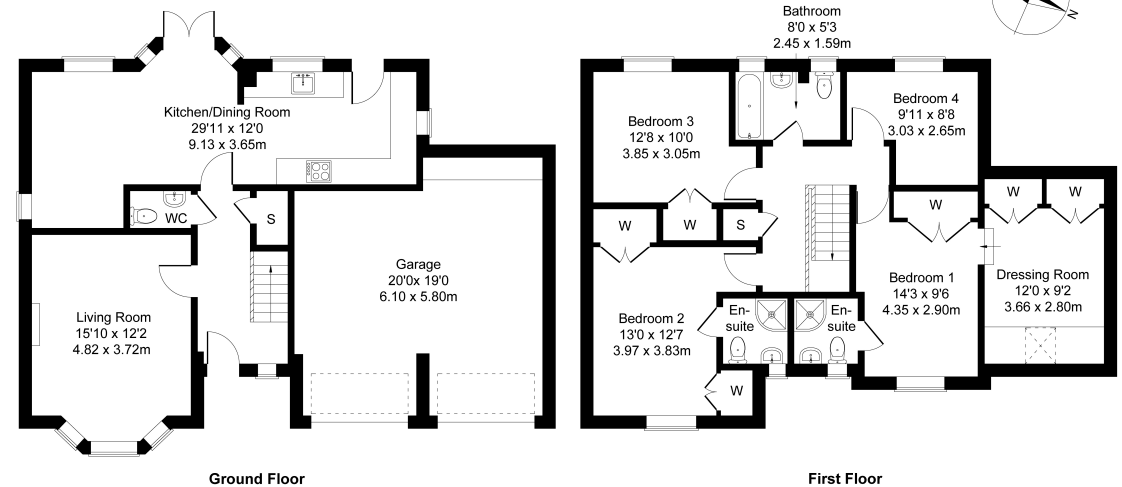
Step into this beautifully presented home through a welcoming hallway, offering convenient access to a handy WC and a generous storage cupboard. To the front of the property, the bright and spacious living room features a charming bay window, plush carpeting, a striking marble fireplace, and a central light fitting—ideal for relaxing or entertaining. The heart of the home lies in the impressive open-plan kitchen and dining area. Designed for both style and functionality, the kitchen boasts modern cabinetry, sleek worktops, a drainer sink with splashback surround, a fan kick plate heater and high-spec integrated appliances including a five-ring gas hob, double oven, and microwave. The adjoining dining area is flooded with natural light and offers seamless indoor-outdoor living with patio doors leading directly into the garden. Wood-effect flooring adds a warm, contemporary touch throughout.

Upstairs, the luxurious master bedroom is a true retreat, complete with carpeting, built-in wardrobes, a wall-mounted TV point, a private en-suite, and a large walk-in dressing area with a Velux-style window and additional built-in storage. Bedroom two also enjoys an en-suite and built-in wardrobes, while bedrooms three and four are equally well-appointed with carpeted floors, with bedroom three also featuring fitted storage and a wall-mounted TV point. The family bathroom is smartly finished with a three-piece suite, a shower over the bath, and tiled splash walls.



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Approximate Gross Internal Area: (1808 sq ft - 168 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Nestled to the west of Edinburgh city centre, Kirkliston is a charming and historic village that combines a tranquil countryside feel with superb modern convenience. Designated as a conservation area, the town is surrounded by open farmland and green spaces, yet continues to grow with a range of stylish residential developments. The village offers a welcoming community atmosphere and a variety of local amenities right on the doorstep, while a Tesco superstore in nearby South Queensferry adds further

shopping convenience. For those who love the outdoors, the area is rich in scenic country parks and walking routes, perfect for family outings or peaceful strolls. Families are well served by reputable primary and secondary schools, while commuters benefit from excellent transport links. Quick access to the M90, A8, M8, M9, and Edinburgh Airport, along with regular bus services and a nearby rail station at Dalmeny, makes Kirkliston an ideal location for those working in Edinburgh and beyond.









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