



13 Balcomie Gardens, Kirkliston, City of Edinburgh, EH29 9GD

Immaculately Presented Three-Bedroom Detached Home with Gardens & Driveway

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Property Description

Immaculately presented and spacious, three-bedroom, detached family home, with exceptional gardens, an integrated garage and a driveway. Located in a desirable, family-oriented residential development in the picturesque village of Kirkliston.

Comprises an entrance hall, living room, dining/kitchen, utility room, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a stylish, fully integrated kitchen, modern bathroom suites, contemporary flooring and lighting. Tastefully finished throughout, with a quality fireplace for the lounge, gas central heating, and double glazing.

In addition, there is superb storage, including the powered garage, and a partially floored loft. Exceptionally well-maintained gardens include lawns, a patio, raised flower beds, and a mono-blocked driveway to the front.

Positioned adjacent to a shared green, this modern development also includes unrestricted street parking bays with superb commuting links.

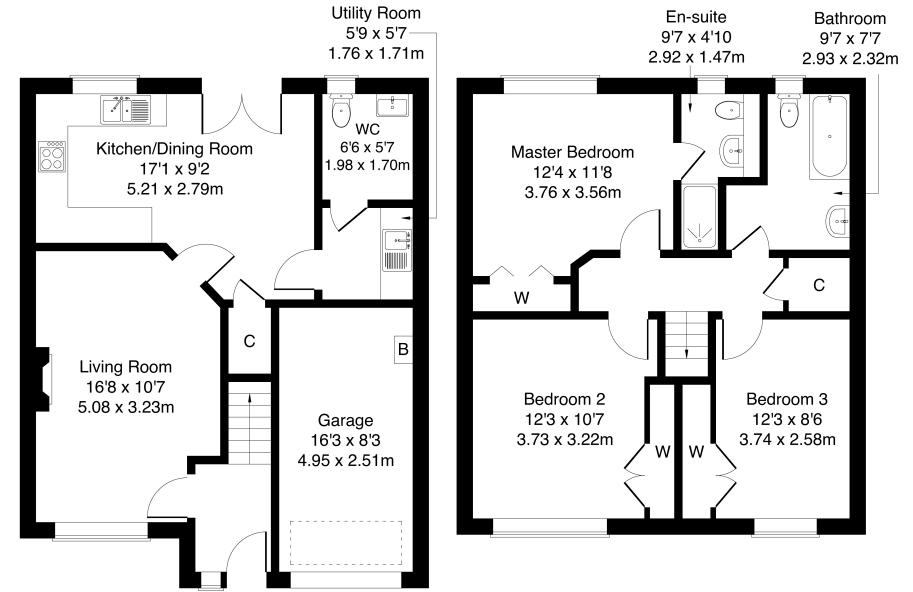
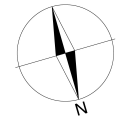
A beautiful entrance welcomes you into the home, leading to the left into a spacious living/dining area finished with wood-effect flooring and light, neutral décor, complemented by a fireplace and a wall-mounted TV point — perfect for entertaining. To the rear, the kitchen/dining area continues the wood-effect flooring and light tones, featuring a stylish, modern fitted kitchen with wood-effect countertops and matching splashback, a sink with drainer, integrated oven and gas hob with canopy extractor, and a built-in fridge/freezer.

To the side, a utility cupboard offers space for two additional appliances, positioned next to a convenient WC with panelled walls and a ladder-style radiator. Carpeted stairs lead to the first floor, where you'll find three generous double bedrooms, all finished with carpeted flooring and benefitting from large built-in cupboards and room for freestanding furniture; the principal bedroom also boasts a private ensuite shower room with a three-piece suite and enclosed shower cubicle. Completing the home is a modern family bathroom fitted with a three-piece suite including a full-sized bath.



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Approximate Gross Internal Area: (1259 sq ft - 117 sq m.)



Ground Floor

First Floor

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

Area Description





Kirkliston is a small town located to the west of Edinburgh city centre, combining historic charm with modern living. As a designated conservation area, it retains its village character while being surrounded by open farmland and an increasing number of contemporary residential developments. The village offers a range of local amenities at its heart, complemented by a nearby Tesco superstore in South Queensferry and numerous country parks and scenic

walking routes in the surrounding countryside. The area benefits from highly regarded primary and secondary schools, and enjoys excellent transport connections, including access to the M90, A8, M8 and M9, regular bus services, and a rail station at Dalmeny — making it a desirable location for those commuting into Edinburgh.





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