



## 12 Pikes Pool Drive, Kirkliston, City of Edinburgh, EH29 9GH

Three Bedroom, Modern Mid-Terraced Home with Gardens & Driveway

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# Property Description

Beautifully presented, south facing three-bedroom, modern mid-terrace home with gardens and a driveway. Set adjacent to a 'village green', in a family orientated residential area, located in the popular village of Kirkliston, West Lothian.

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

Light and tastefully finished in neutral decor, highlights include a fully integrated kitchen, modern bathroom suites, contemporary flooring and lighting. In addition, there is gas central heating, double glazing, multiple TV points and good storage including a loft.

Both front and rear gardens feature synthetic turf lawns, whilst the enclosed rear garden also features a patio, a storage shed and a gate to the private driveway. This modern residential development provides maintained communal ground and additional unrestricted visitors parking.

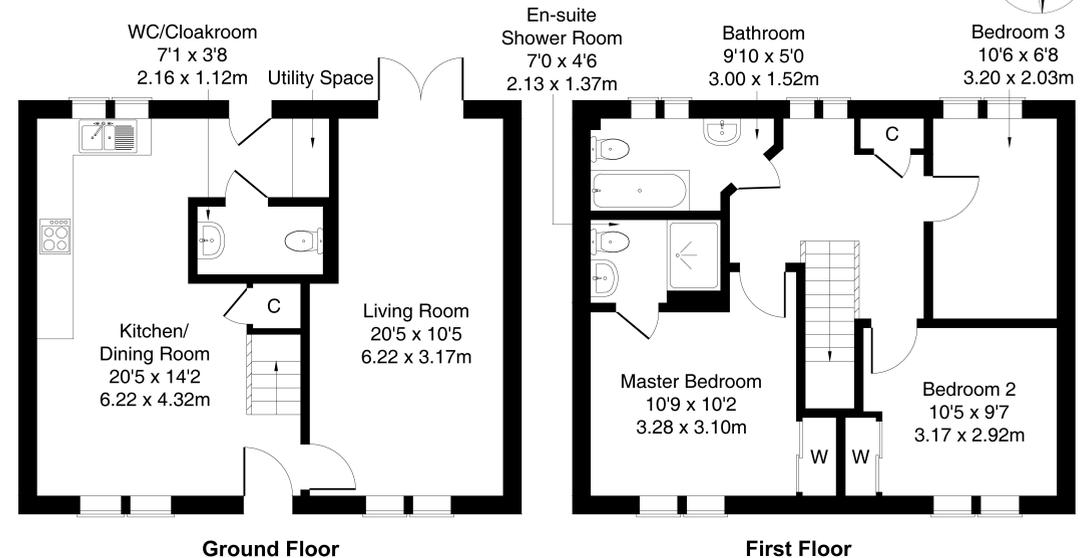
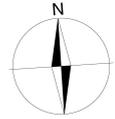
The entrance opens into the generously sized dining/kitchen which features wood effect flooring extending throughout the ground floor and provides access to the carpeted stairs leading to the upper floor and the living room. To the rear of the room, the kitchen is fitted with modern units, wood effect worktops, a sink with drainer and upstands. Appliances include an integrated oven, gas hob, extractor hood and fridge/freezer; as well as a freestanding washing machine housed in the utility. With a door to the rear garden, the utility also provides access to a WC with a two-piece suite. Whilst the dual-aspect living room also features access to the rear garden and offers ample space for lounge furniture.

On the upper floor, the master bedroom is set to the front with carpeted flooring, a central light fitting, a built-in wardrobe with mirror sliding doors and en-suite shower room. Set to the front, bedroom two is similarly well finished, also with carpeted flooring and a built-in wardrobe with mirror sliding doors, whilst bedroom three overlooks the rear garden. Completing the accommodation, the family bathroom is fitted with a white suite, an electric shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



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, 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. 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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