



Property Description

Light and immaculately presented, this three-bedroom semi-detached home benefits from an exceptional rear garden, ideal for both relaxing and entertaining. The property enjoys an enviable cul-de-sac setting within a modern residential development in the popular village of Kirkliston, to the west of Edinburgh.

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

Highlights include a stylish integrated kitchen, modern flooring and tasteful contemporary decor. In addition, there is gas central heating, double glazing, and good storage, including several built-in cupboards.

An impressive rear garden features a deck patio, an artificial lawn, an outdoor bar, a hot tub, a wood shed, and a stone shed, while to the front, the property benefits from a gravelled patio. This popular development also has ample unrestricted residential and visitor parking, together with well-maintained communal areas, including large open greens.

A welcoming entrance hall provides access throughout the ground floor and includes a convenient WC and a useful storage cupboard.

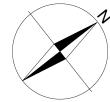
Positioned to the rear of the home, the elegantly presented living and dining room features soft carpeted flooring, a stylish media wall, and an electric stove, with patio doors opening directly onto the outstanding rear garden. To the front, the kitchen is tastefully fitted with contemporary units and wood-effect worktops, complemented by metro-tiled splashbacks and tiled flooring that continues from the hallway. Integrated appliances include a double oven, gas hob and fridge/freezer, alongside a freestanding washing machine and dishwasher.

The upper floor offers three well-proportioned bedrooms, each finished with carpeted flooring and tasteful decor, with bedrooms one and two featuring built-in wardrobe storage. Completing the accommodation is a family-sized bathroom, fitted with a modern three-piece suite incorporating a shower over the bath, tiled splash walls and flooring, and a ladder-style radiator.



28 Buie Rigg, Edinburgh, EH299FE

Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Bathroom
6'7 x 6'5
2.00 x 1.95m

Bedroom 1
10'4 x 9'2
3.14 x 2.80m

Bedroom 2
10'6 x 9'2
3.19 x 2.79m

Bedroom 3
8'11 x 7'1
2.72 x 2.15m

Lounge/Diner
16'0 x 12'2
4.88 x 3.70m

Kitchen
11'10 x 8'7
3.61 x 2.61m

WC
6'1 x 3'1
1.85 x 0.95m

Ground Floor

First Floor

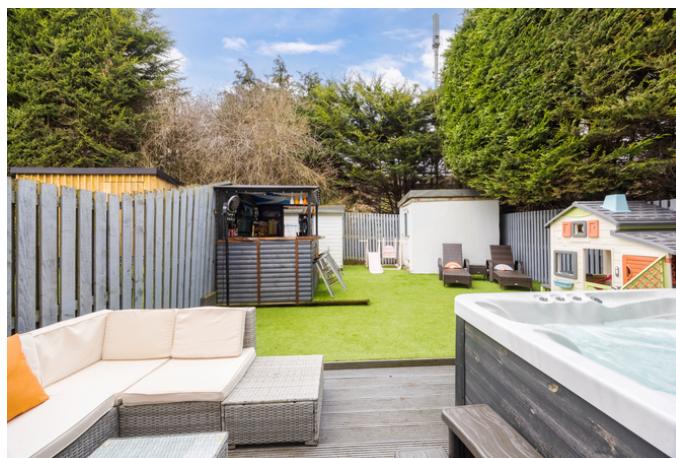
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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