



9 Malachi Gait, Kirkliston, City of Edinburgh, EH29 9FR

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

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Property Description

Beautifully presented and exceptionally spacious, four-bedroom, detached family home, with gardens, a driveway and an integral garage. Set on a generous plot in a family-orientated residential area, in the popular village of Kirkliston, west of Edinburgh city centre.

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

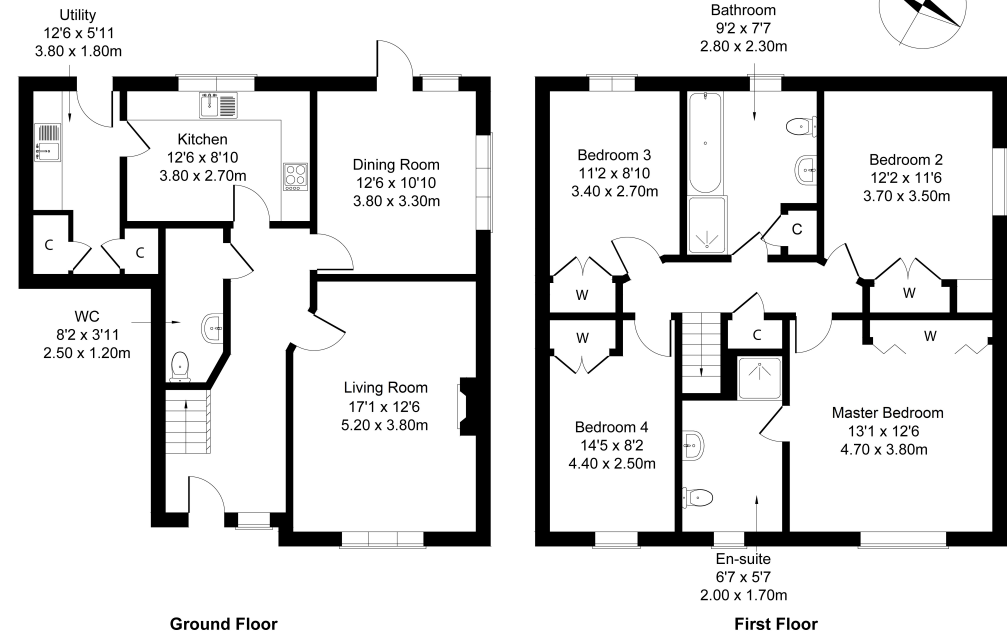
Features include a modern fitted kitchen with appliances and bathroom suites, and excellent storage provision including fitted wardrobes for each bedroom. In addition, there is gas central heating, double glazing, an electric vehicle charger, and additional storage in the garage.

Externally there is an enclosed rear garden with a lawn and paved patio; whilst to the front is a small garden and a paved driveway. The development also offers additional unrestricted on-street parking and visitors' spaces and well-maintained communal grounds.

A welcoming entrance affords access to carpeted stairs leading to the upper hall, to a convenient WC and throughout the rest of the ground floor. The tastefully finished living room is set to the front and features a large window allowing plentiful natural light and carpeted flooring; whilst the dual-aspect dining room is set to the rear, and provides access to the garden. Also set to the rear, the kitchen is fitted with modern units and worktops, a sink with drainer, a tiled surround; and an integrated double oven, a gas hob and a dishwasher. Whilst set off the kitchen, the utility features two storage cupboards, further units and ample space for freestanding appliances, as well as giving access to the garden. American fridge/freezer and washing machine available by separate negotiation.

On the upper floor, the master bedroom is set to the front with carpeted flooring, a large built-in wardrobe and a spacious en-suite shower room; whilst bedroom two is set to the rear, similarly well-sized, also with carpeted flooring and a built-in wardrobe. Two further carpeted bedrooms are set to the opposite aspect, similarly well-finished with built-in wardrobes. Completing the accommodation, the bathroom is set to the rear, with a three-piece suite, a separate shower cubicle, and a built-in storage cupboard.

omov⁸ REAL ESTATE **9 Malachi Gait, Kirkliston, EH29 9FR**
Approximate Gross Internal Area: (1647 sq ft - 153 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, 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 the 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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