



8 Pikes Pool Drive, Kirkliston, City of Edinburgh, EH29 9GH

Beautifully Presented and Spacious, South-Facing, Three-Bedroom, Modern, End-Terrace Home

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Property Description

Beautifully presented and spacious, south-facing, three-bedroom, modern, end-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 an entrance hall, living room, dining/kitchen, utility room, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

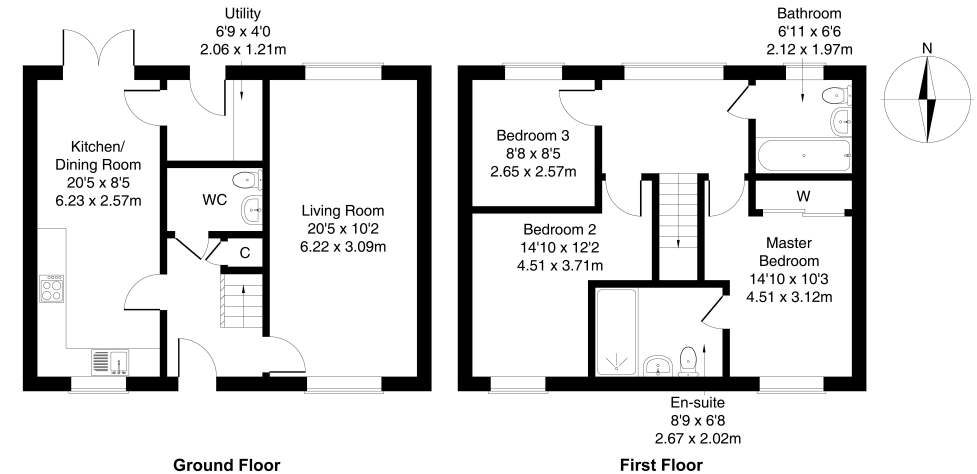
Tastefully finished throughout, highlights include a high-quality fitted kitchen, a utility room and modern bathroom suites, including a stylish upgraded en-suite. In addition, there is gas central heating, double glazing, multiple TV points and good storage, including a partially floored loft and a contemporary, bespoke storage unit for bedroom three.

There is low-maintenance landscaping to the front, whilst a generous rear garden features a synthetic turf lawn, a paved patio, a decked patio, two sheds and a gate to the private driveway.

This modern residential development provides maintained communal grounds and additional, unrestricted visitor parking.

A welcoming entrance hall, with storage and a WC, leads into a living room on the right. This bright, dual-aspect room is finished with neutral decor and carpeting and offers plenty of flexible space for freestanding lounge furniture. Across the hall, a kitchen is fitted with modern, gloss-white units and wood-effect worktops. Appliances include an integrated eye-level oven, a gas hob, a stainless-steel canopy, a dishwasher and an American-style fridge/freezer, whilst a washing machine is integrated in an adjoining utility room. A spacious, designated area for a dining table opens onto the garden, via French doors. Upstairs, three well-presented bedrooms are finished with light, airy decor and neutral carpeting, with the master bedroom further benefiting from fitted wardrobe storage and a contemporary, en-suite shower room. Completing the accommodation, a good-sized, family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

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8 Pikes Pool Drive, Kirkliston, EH29 9GH
Approximate Gross Internal Area: (1066 sq ft - 99 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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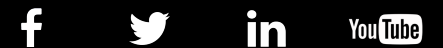
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