

**13 Catelbock Close  
Kirkliston EH29 9FF**

**Offers Over £450,000**

- Entrance vestibule
- Downstairs toilet
- Living room with electric fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances, breakfast bar and French doors to back garden
- Four double bedrooms all with built in wardrobes and two with en-suites
- Single bedroom/study
- Family bathroom with three-piece suite and separate walk in shower
- Utility room with additional storage units and white goods
- Landing with two storage cupboards and access to attic
- Large south facing back garden with decked area and remainder laid to lawn
- Gas central heating and double glazing
- Solar panels providing hot water
- Single garage and off street parking



## Detached

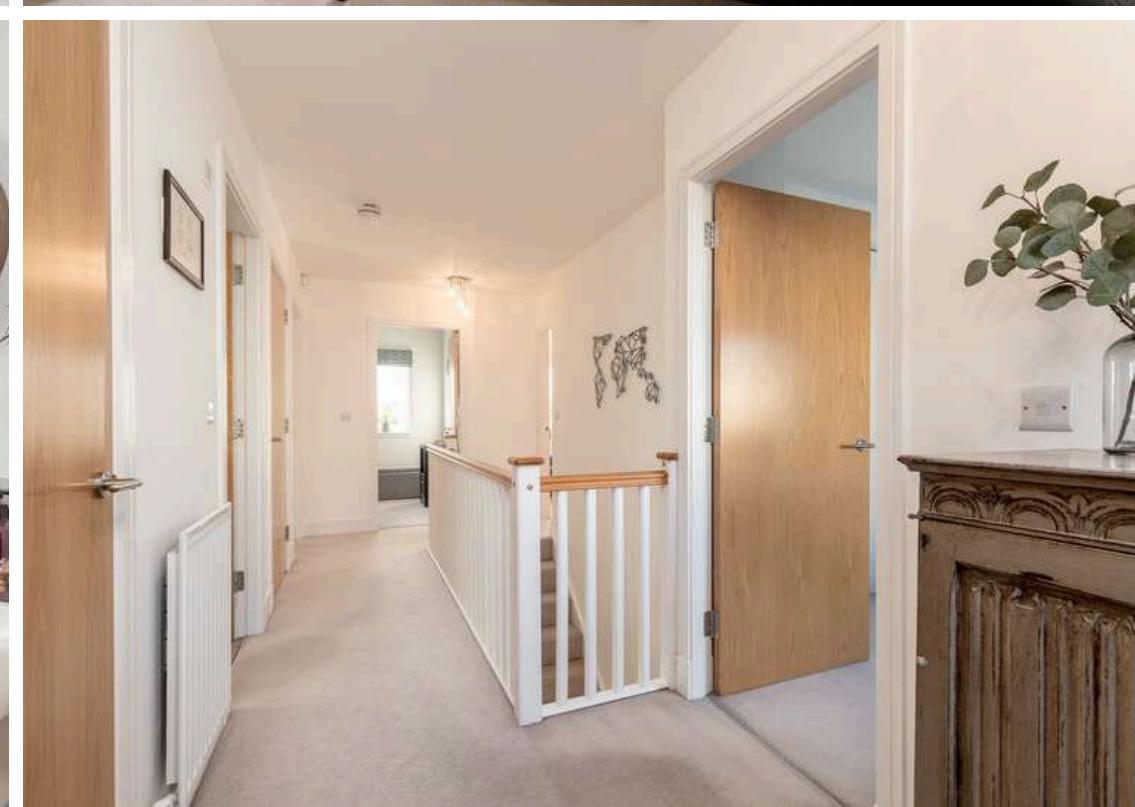
Blair Cadell offer to the market this superb, modern detached villa that is quietly located in a now mature residential development on the edge of the village. The property is in turn key condition and offers flexible and spacious modern accommodation on two levels.

On the ground floor the accommodation comprises of an entrance vestibule leading through to a large hallway with a toilet off it and useful storage cupboard. A large lounge with an electric fireplace perfect for evening relaxing, a large open plan kitchen/diner with a useful breakfast bar for meals on the go, a range of floor and wall mounted units, gas hob and electric double oven and integrated appliances such as dishwasher which are included in the sale. Utility room with additional wall and floor units for storage and white goods which are available by separate negotiation. Upstairs there are four double bedrooms all with built in wardrobes and one single bedroom/study with two featuring an en-suite as well. A family bathroom with a three-piece suite and separate walk in shower and landing with two useful storage cupboards and access to attic which is partially floored. Gas central heating and double glazing throughout the property for maximum efficiency along with solar panels providing hot water. Outside there is an immaculate south facing private back garden laid to lawn with a decked area perfectly placed to catch the sun with garden furniture available by separate negotiation. A single garage which has power and off-street parking.

Kirkliston is handily placed for the commuter being a short drive from the M8/M9 motorway network and also a short drive to the city of Edinburgh. The international airport is also a short drive away. Locally the village has a number of shops for day to day requirements with additional shopping to be found in nearby South Queensferry, Livingston and at the Gyle Centre in Edinburgh. The village has its own primary school with secondary education at South Queensferry. Recreational facilities in the vicinity include the local sports centre, for water enthusiasts the marina at South Queensferry, a couple of local golf courses plus a good selection of restaurants and cafes along the Forth Shoreline.

By appointment on 0131 337 1800

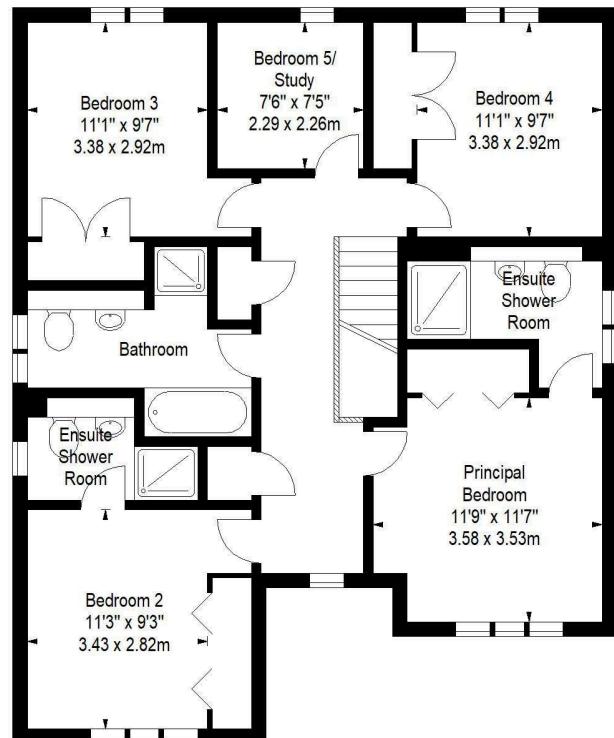
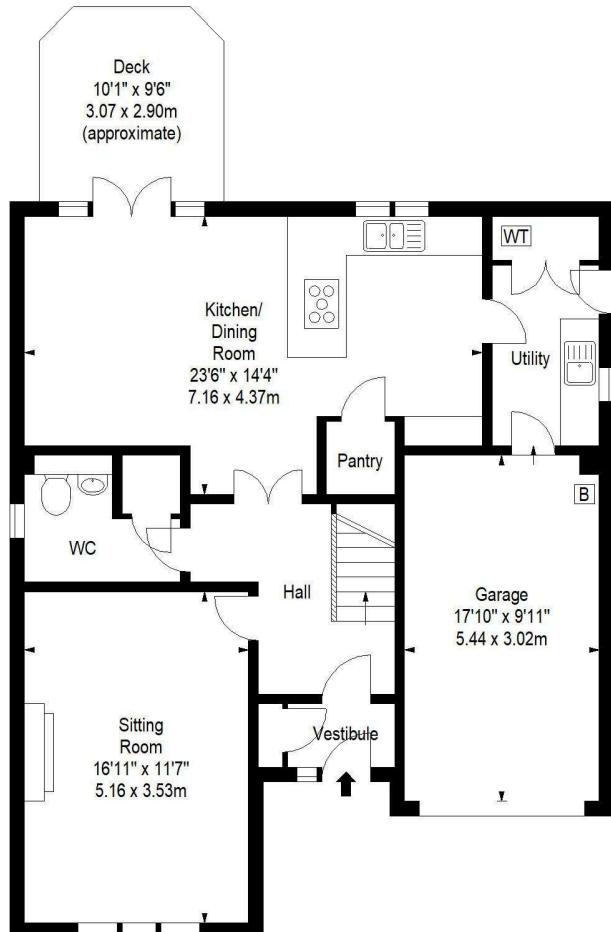




Catelbeck Close,  
Kirkliston, EH29 9FF



Approx. Gross Internal Area  
1893 Sq Ft - 175.86 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2022



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@birlaircadell.com](mailto:property@birlaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



**Blair Cadell**  
solicitors + estate agents