










Offers Over

£380,000

25 Pikes Pool Drive

Kirkliston | EH29 9GH

This immaculate, beautifully presented end terraced house, with private gardens and detached garage with power/light, quietly located within an established modern development close to excellent local amenities and commuting links. In true move-in condition the property would undoubtedly appeal to professionals or growing families and early viewing is highly recommended.

-  5 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
- Utility room
-  Detached Garage
-  Private garden
-  EPC Rating – B
-  Council Tax Band – F



Description

In brief the accommodation comprises; welcoming reception hallway with downstairs WC, generously proportioned and bright dual-aspect lounge with French doors providing direct access to rear garden, fantastic sized contemporary kitchen/dining with large wallk-in pantry/storage cupboard and door also providing direct access to the rear and useful utility room located off, generous sized bedroom 5/study with built-in storage, light and airy principal bedroom with en-suite shower room and fitted wardrobes, well proportioned double bedroom 2 with fitted wardrobes, two further good sized bedrooms with Jack & Jill en-suite and modern family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated hob, integrated double oven, integrated fridge/freezer and integrated dishwasher.

Gardens & Garage

To the rear, there is a beautifully maintained private garden which offers a high degree of privacy and offers an excellent space to enjoy outside dining/relaxing. The gate to the rear provides access to the detached garage with power and light providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





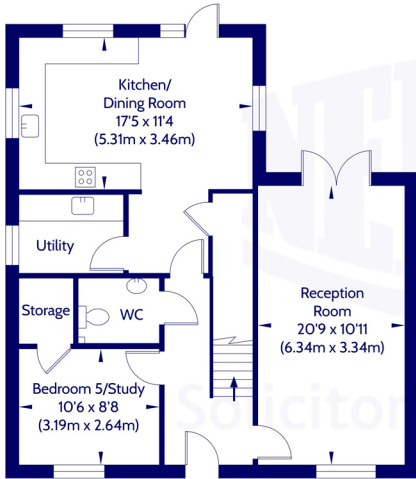
Location

The popular town of Kirkliston lies west of Edinburgh's City Centre. The town has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox garden Centre, adventure park and bistro and Craigies Farm Shop. Nursery and Primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the waterfront and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport and beyond into Edinburgh's City Centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife and a tram stop at Ingliston Park & Ride

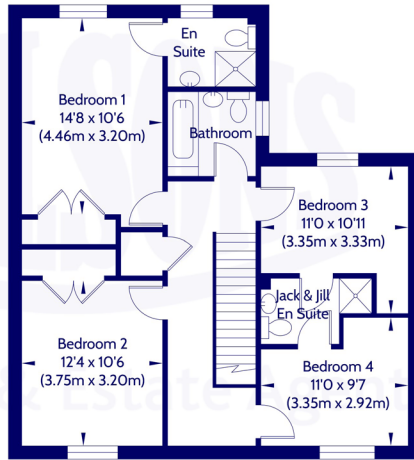




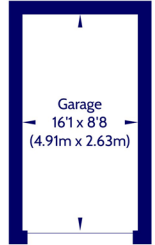
Approx. Gross Internal Floor Area 146.98 Sq M / 1582 Sq Ft.



Ground Floor



First Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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