



Offers Over
£360,000

26 Buie Brae

Kirkliston | Edinburgh | EH29 9FB

A fantastic opportunity has arisen to acquire this substantial and highly impressive detached villa enjoying a peaceful cul-de-sac setting within the sought-after town of Kirkliston. Situated close to an excellent array of amenities, commuting links and schooling, the property undoubtedly makes for an ideal family home.

- 4 Bedrooms
- 3 Public Rooms
- 2 Bathrooms Plus WC
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - D



Description

In brief the internal accommodation comprises; welcoming and inviting hallway with convenient downstairs WC, the reception room is a spacious and comfortable area featuring attractive wood flooring and a contemporary fireplace, a large bay window floods the room with natural light. The generous kitchen/dining room with neutral décor and with cream fitted wall and base units, wood-effect work surfaces, and crisp white splashbacks. The large dining area makes this a fantastic space for family and social gatherings. Off the kitchen, a dual aspect lounge includes French doors that provide direct access to the rear garden.

The property boasts three double bedrooms on the first floor, with two built-in wardrobes offering excellent storage. The principal bedroom is a well-proportioned double with an en-suite shower room, complete with a large shower cubicle and fresh white tiling. Bedroom four is a comfortable single room with ample space for free-standing furniture, ideal for a home office or study. The main bathroom on the upper floor features a white three-piece suite with a shower over the bath and sleek white tiling.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Sitting on a generous plot the property offers off street parking with a monoblock driveway. The garden ground to the front is mostly laid to lawn and a slabbed pathway leading to the front entrance. To the rear is a fully enclosed private garden, with an area of lawn making this great for families, along with a patio and raised deck ensuring a quiet retreat or space for outside entertaining.

Factor

The development is managed by Hacking and Paterson for a monthly fee of approx. £43. This includes maintenance of communal areas and playparks.

Viewing

Please contact Neilsons on 0131 625 2222.





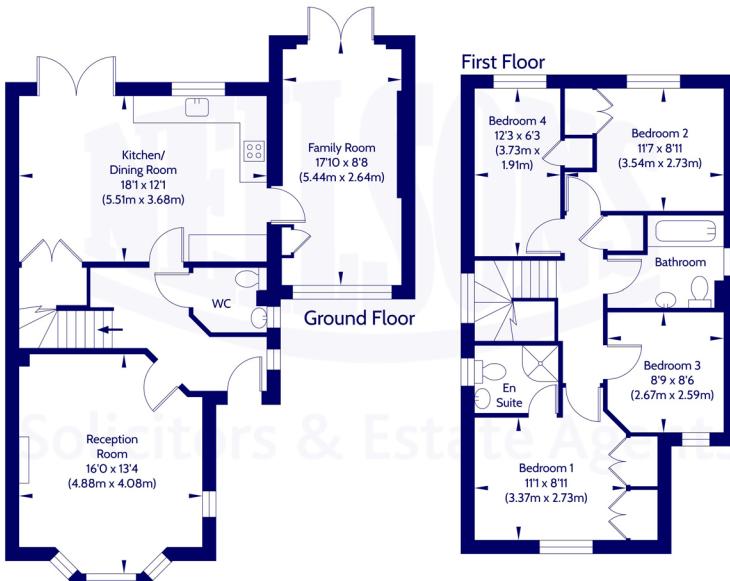
Location

The popular village of Kirkliston lies west of Edinburgh's City Centre. The village 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 library and a leisure centre together with the popular Conifox garden Centre, adventure park and bistro. 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 Dalmeny





Approx. Gross Internal Floor Area 119 Sq M / 1281 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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