

2 Balneil Place

KIRKLISTON, EH29 9GN



*Stunning five-bedroom former showhome in
the sought-after Ellwood development*



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McEwan Fraser is absolutely delighted to present this stunning five-bedroom detached house to the market. Formerly Walker Homes' show home in the sought-after Ellwood development, this is likely to be the best modern house to come to market in Kirkliston this year. Internally, the property was finished to an exacting standard by the original builders and the current owners have further extended and upgraded the property giving over 180 sq.m of chic modern living space. In addition to five bedrooms, two en-suite shower rooms, and a family bathroom, the property also boasts two public rooms, a stunning dining kitchen, a utility room, a garage and an enviable plot on a quiet cul-de-sac with only one direct neighbour.

THE LIVING ROOM



On entering the property, a wide hallway gives an immediate clue to the fantastic quality of finish throughout the property. The first thing that catches your eye is the parquet-style laminate flooring that extends throughout the ground floor. The main living room is immediately to your right. Offering fantastic natural light and ample floor space, the lounge offers plenty of flexibility for a variety of different furniture configurations with the striking feature fireplace as a wonderful focal point. A second comfortable public room sits behind the lounge overlooking the rear garden. Equally at home as a family room or more formal dining room, there is certainly space to seat eight people in comfort. French doors open onto the rear garden.

THE FAMILY ROOM



THE KITCHEN



The ground floor accommodation is completed by the stunning dining kitchen and an attached utility room. The current owners have extended the kitchen. This gives a room that has the potential to be the true heart of the home with space for a six-seat dining table and sofas alongside the ultra-modern fitted kitchen.

The kitchen itself features a full range of based and wall-mounted units and a breakfast bar. The gas hob, stainless cooker hood, double oven, dishwasher and fridge freezer are integrated, while the attached utility room gives further storage and space for the washing machine and tumble dryer.

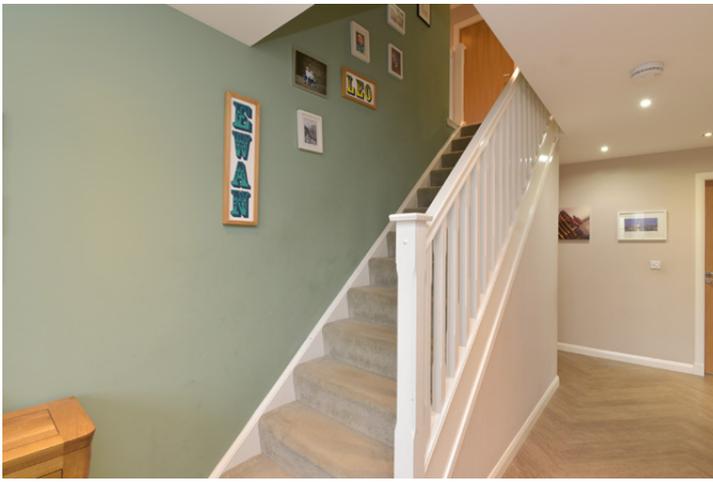


THE DINING ROOM



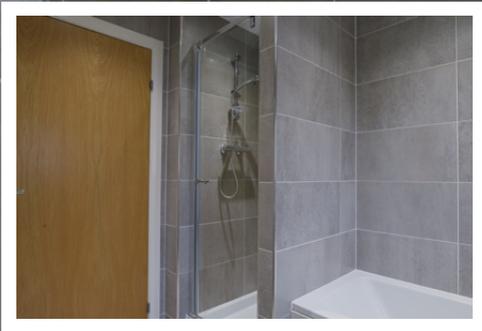
THE UTILITY & WC



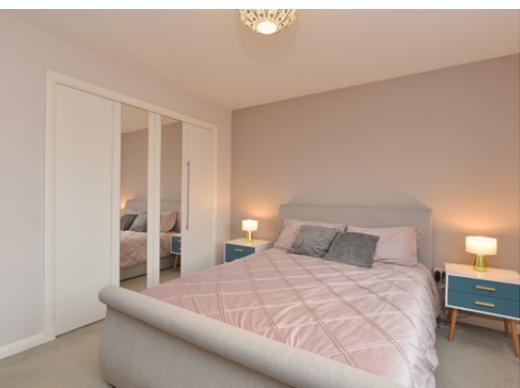


The first-floor landing gives access to five double bedrooms, a family bathroom and a large loft for additional storage. The master bedroom mirrors the proportions of the main lounge and enjoys particularly generous proportions. There is plenty of space for a full range of free-standing furniture alongside a walk-in wardrobe. The master bedroom also benefits from an attached en-suite shower room with a contemporary suite and natural light. The second bedroom sits behind the master and also benefits from an integrated wardrobe, good floor space, and an en-suite shower room. The three further double bedrooms all include integrated wardrobes. Internal accommodation is completed by a modern master bathroom which is fully tiled and includes a separate shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



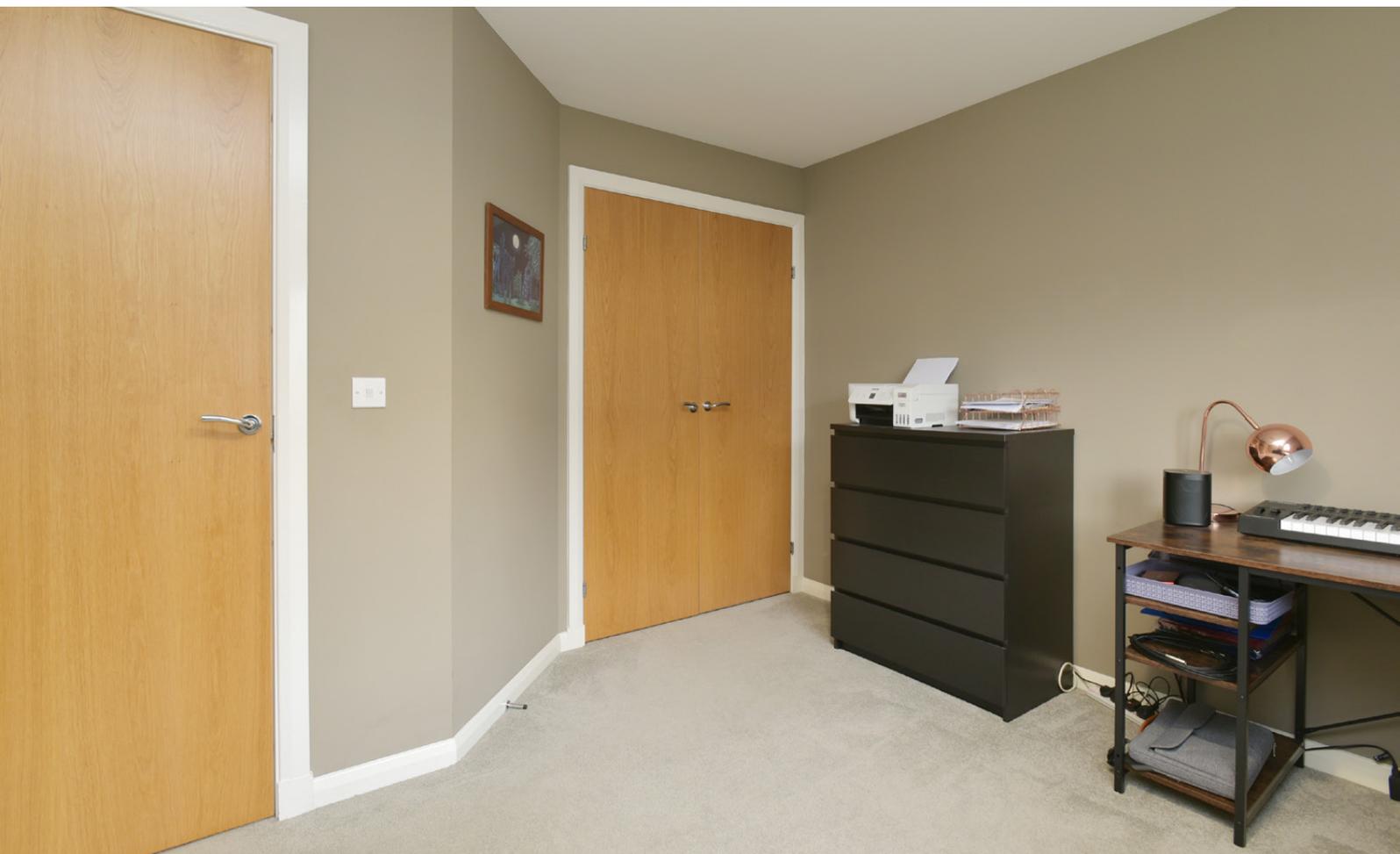
BEDROOM 3



BEDROOM 4



BEDROOM 5



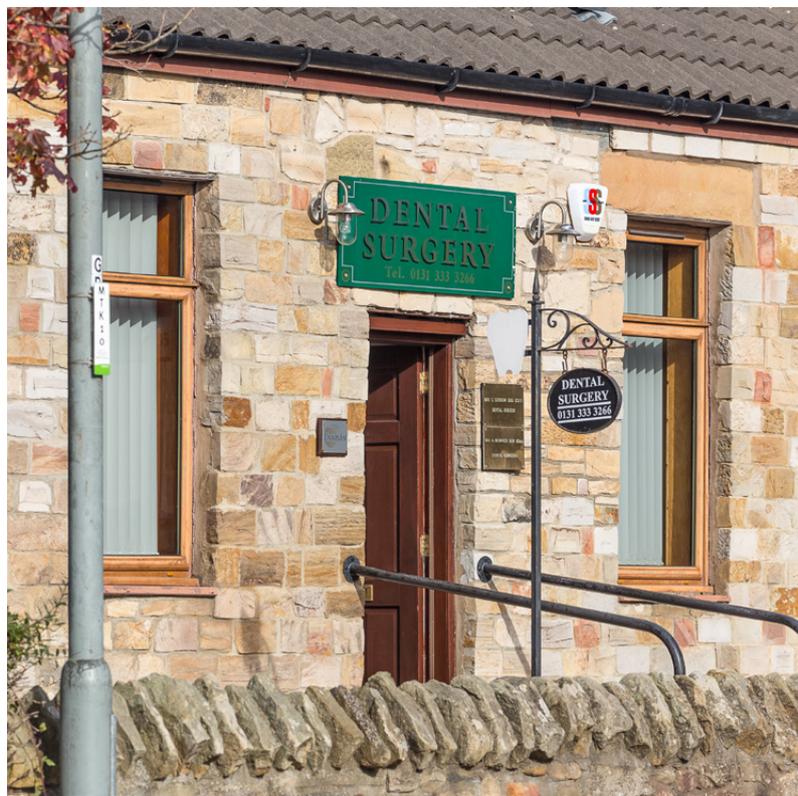
Externally, the property enjoys a large mono-blocked drive to the front which can comfortably take four cars and gives access to the garage. The wide rear garden is mainly laid to lawn. For additional warmth and comfort, the property boasts gas central heating and double glazing. Internal viewing is highly recommended to fully appreciate the quality on offer.

EXTERNALS



THE LOCATION

Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow. That was before the advent of the motorway system which bypasses Kirkliston leaving it a quiet and rural community. It is however, conveniently located for easy access to the Edinburgh city bypass and Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport.





The village itself has its own history as can be seen in the old buildings in its centre. All but the most unusual daily requirements can be satisfied with the village's shopping facilities, and the village has its own dentist and doctor as well as its own nursery and primary school.

Further local shopping is available at South Queensferry, some five minutes away by car. Major retail facilities are to be found close by at the Gyle Shopping Centre on the outskirts of Edinburgh or to the west of the village at Livingston's shopping centres. Kirkliston is also conveniently located for easy access links to the Edinburgh city bypass.



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THE SUNDAY TIMES
THE TIMES



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