



24 Balcomie Gardens, Kirkliston, City of Edinburgh, EH29 9GD

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Double Garage

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Property Description

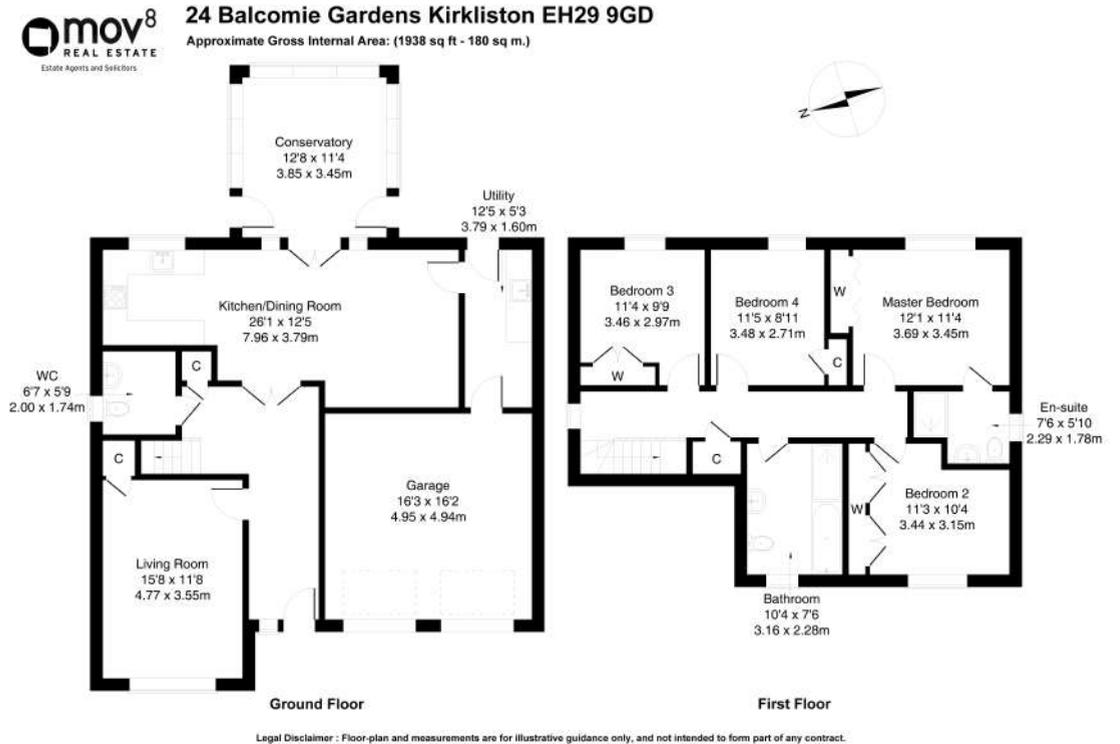
Beautifully presented and spacious, four-bedroom, detached family home with gardens, driveway and an integrated double garage. Set adjacent to a shared green, in a modern, factored and family-orientated residential area of Kirkliston, west of Edinburgh. Comprises an entrance hallway, living room, dining/kitchen, conservatory, utility room, four double bedrooms, an en-suite, a family bathroom and a ground floor WC.

Highlights include a fitted kitchen with integrated appliances, modern bathroom suites, contemporary flooring, an alarm system, and light neutral decor throughout. In addition, there is gas central heating with a boiler and storage tank, double glazing; and superb storage including bedroom wardrobes, a loft and a double garage (with one door blocked).

Externally, the property benefits from a lawn and double driveway to the front; whilst an enclosed rear garden has a lawn, patios and established shrubbery. This modern development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the majority of the ground floor, including a convenient WC and storage cupboard. Set to the front, a spacious living room features light decor, carpeted flooring and a storage cupboard; whilst set to the rear, a generously sized kitchen and dining room feature wood effect flooring throughout and patio doors accessing a large conservatory offering a further lounge area. The kitchen is fitted with modern units, grey worktops and a sink with drainer; with integrated appliances including a gas hob, an eye-level double oven, a fridge/freezer and a dishwasher. Set off the dining area, the utility room offers further kitchen units, a sink, a freestanding washing machine included in the sale and further space for freestanding appliances, as well as further garden and garage access.

On the upper floor, the master bedroom is set to the rear, with carpeted flooring, a large built-in wardrobe with two mirrored doors, and a modern en-suite shower room. Three further carpeted double bedrooms are similarly finished with light decor and built-in wardrobe storage. Completing the accommodation, the family-sized bathroom is fitted with a modern suite including a separate shower cubicle and bathtub.



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 the 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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