

# 15 Buie Brae

KIRKLISTON, EDINBURGH, EH29 9FB



*This stunning four-bedroom detached house is part of an established modern development*



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McEwan Fraser is delighted to present this stunning four-bedroom detached house to the market. Situated on Buie Brae, part of an established modern development, this home is offered to the market in showhome condition and it is likely to be one of the best modern houses to come to market in Kirkliston this year. Internally, the property has been finished to an exacting standard and offers over 150m<sup>2</sup> of flexible living space. In addition to the four bedrooms, there is a large dressing room, two public rooms, a dining kitchen, a family bathroom, an en-suite shower room, a ground-floor WC, and an integral garage. Externally, the property has a two-car driveway and a beautifully landscaped rear garden.

# THE LIVING ROOM



On entering the property, a wide hallway gives an immediate clue to the fantastic quality of finish throughout the property. The main living room is immediately to your left. Naturally bright and spacious, the living room boasts plantation shutters, laminate flooring, upgraded radiators, and a feature fireplace that creates a focal point. The proportions on offer will give the new owner plenty of flexibility to create their ideal entertaining space.

A second comfortable public room sits across the hall from the living room. Currently used as a formal dining room, this would make a wonderful family room, study, or even a fifth double bedroom if needed.

# THE DINING ROOM



# THE KITCHEN



The ground floor accommodation is completed by the beautiful dining kitchen that boasts a full range of contemporary base and wall-mounted units that are finished with stone worksurfaces. The kitchen has superb prep and storage space that is further enhanced by an island unit that includes further storage and a breakfast bar. There is a range of integrated appliances. The kitchen has French doors opening into the rear garden and plenty of space for a 6-seat dining table.





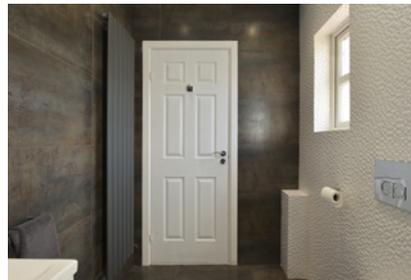


The first-floor landing gives access to all four bedrooms, a family bathroom, and a large loft for additional storage. The master suite includes a large double bedroom, a separate dressing room with integrated wardrobes, and a beautiful en-suite shower room. The second bedroom is a spacious double with two integrated wardrobes and plenty of space for a full suite of supporting furniture. Bedroom three is a double with an integrated wardrobe and bedroom four is a large single which would make a lovely nursery. Internal accommodation is completed by the family bathroom which is partially tiled and finished with a white three-piece suite.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



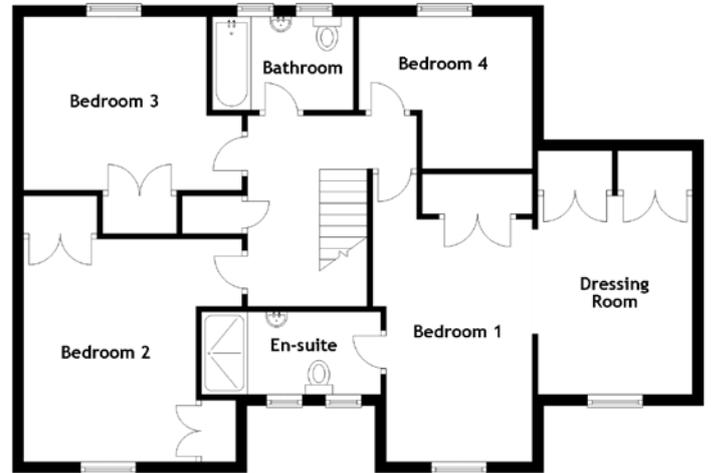
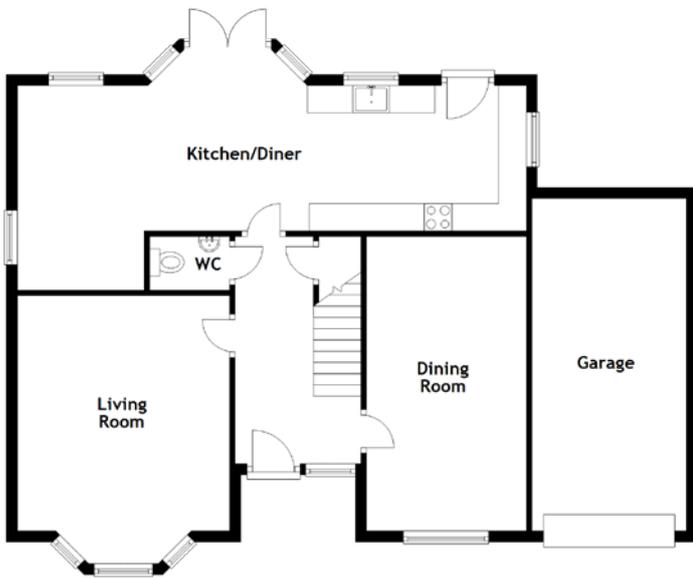
Externally the property has a private front garden which is laid to lawn in keeping with neighbouring properties. There is a double driveway leading to an integral garage and there is ample space for visitors to park in the area. The enclosed rear garden has been extensively landscaped and has a large patio, fixed seating, mature flower beds, and integrated lighting to allow entertaining long into the evening.

Viewing is essential to fully appreciate the quality on offer in this stunning home.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	4.90m (16'1") x 3.85m (12'8")
Dining Room	5.38m (17'8") x 2.90m (9'6")
Kitchen/Diner	9.23m (30'3") x 3.74m (12'3")
WC	1.45m (4'9") x 0.98m (3'3")
Bedroom 1	5.26m (17'3") x 2.90m (9'6")
En-suite	3.25m (10'8") x 1.55m (5'1")

Dressing Room	3.65m (12') x 2.80m (9'2")
Bedroom 2	4.07m (13'4") x 3.96m (13')
Bedroom 3	3.96m (13') x 3.18m (10'5")
Bedroom 4	3.15m (10'4") x 2.78m (9'1")
Bathroom	2.56m (8'5") x 1.71m (5'7")
Garage	6.08m (19'11") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 155m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivaled blend of country and convenience.





The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy, and a health centre, as well as a selection of traditional pubs, cafes, and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sports and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9/M90 motorway network. The village has bus links to Edinburgh and Dalmeny train station and further shopping facilities are available in nearby South Queensferry.



# McEwan Fraser Legal

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