

1 Glendinning Road, Kirkliston, Edinburgh, EH29 9HE



### Description

Exceptional four bed detached villa, occupying an enviable position on this sought after development enjoying an extremely convenient location, close to a good range of amenities and super transport links. This stunning home is a natural choice for a family with light and spacious accommodation in walk-in condition, nicely finished off with contemporary style fittings, crisp neutral tone decor and quality flooring. Great flexibility is provided, with the option of a downstairs bedroom used to good effect as a snug lounge and the house comes complete with a fabulous enclosed landscaped rear garden with hot tub providing an ideal space for summer relaxation and outside entertaining.

- Welcoming reception hallway with cloak room/WC and storage
- Extremely spacious living room with impressive contemporary wall mounted gas fire
- Wonderful open plan kitchen/dining room falling naturally into two defined areas featuring well equipped, ultra-sleek kitchen fittings and twin bi-fold patio doors opening onto the rear garden
- Adjoining utility room
- Snug lounge
- Large master bedroom accompanied by fitted wardrobes and a stylish en-suite shower room
- Three further comfortable bedrooms
- Principal bathroom consisting of a contemporary three-piece white suite with shower attachment
- Gas central heating and double glazing
- Floored attic
- Large rear garden featuring a built-in hot tub, beautiful wood decking, brick-built BBQ area and offers an ideal space for relaxing and enjoying the best of the summer weather
- Off-street parking for multiple vehicles

### Extras

The fitted floor coverings, integrated oven, microwave oven, warming drawer, induction hob, extractor hood, dishwasher, wine cooler, fridge, freezer, garden shed and hot tub are included.

EPC Rating: C



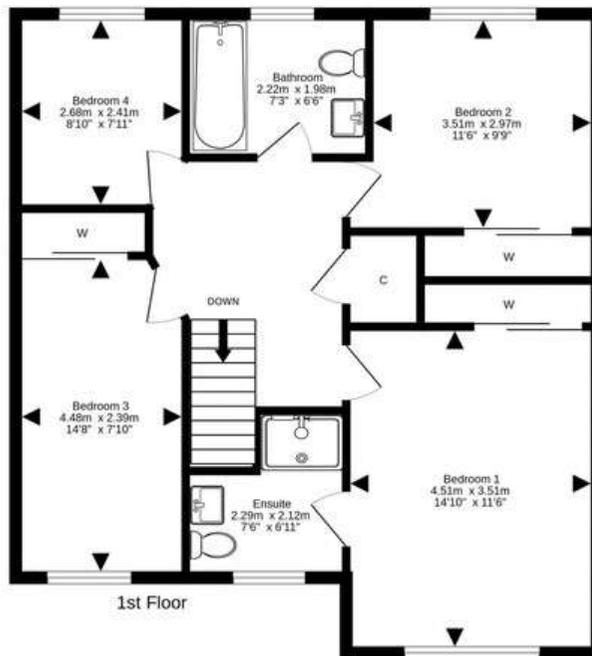
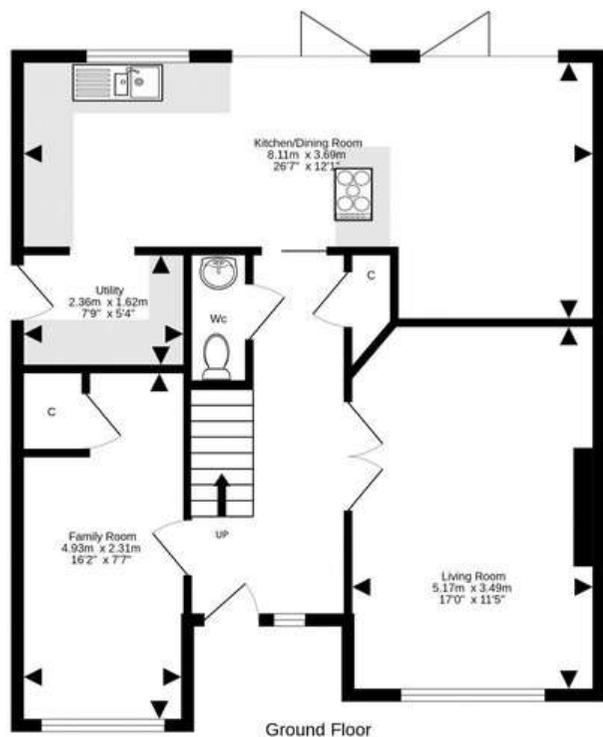
### Location

Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and cafes, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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