










Offers Over

**£460,000**

## 15 Buie Brae

Kirkliston | Edinburgh | EH29 9FB

A stunning detached executive house, positioned within a modern, yet established residential development, offering private off street parking, enclosed landscaped rear garden and garage. The property truly is a turn key opportunity for any family. Early viewing is advised.

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



## Description

Internally the accommodation offers flexible living and briefly comprises; inviting and welcoming hallway with staircase, storage and convenient downstairs WC; formal reception room with a sunny southern aspect through a large bay window and a focal point fireplace; to the rear of the property is a spacious open plan dining kitchen and lounge area, the stylish kitchen is complete with gloss white wall and base units, integrated appliances, a breakfast island and solid worktop finish, a separate informal lounge area adds to the family dynamics of the property; to the front of the property is a formal dining room which may be used as a fifth bedroom or home office/study; the principal bedroom enjoys the sunny southern aspect, stylish laminate flooring and a separate dressing room area, storage is plentiful in the space with built in wardrobes and for extra luxury a contemporary en-suite shower room; two further well proportioned double bedroom both benefitting from built in wardrobes and a further bedroom with a pleasant rear aspect over the garden would make an ideal nursery; the family bathroom consists of a crisp white three piece suite and modern half height tiling.



## Extras

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

## Gardens, Garage & Driveway

The property has a private monoblock driveway for two vehicles which leads to an integral garage for additional storage requirement, the front of the property further benefits from a decorative lawn garden. On street parking is available for visitors. To the rear is a stunning landscaped, enclosed garden, featuring a fixed seating area perfectly positioned for the in built gas fire. Wired in lighting finishes the space in the evening making this an ideal retreat for outside entertaining.

## Viewing

Please contact Neilsons on 0131 625 2222.



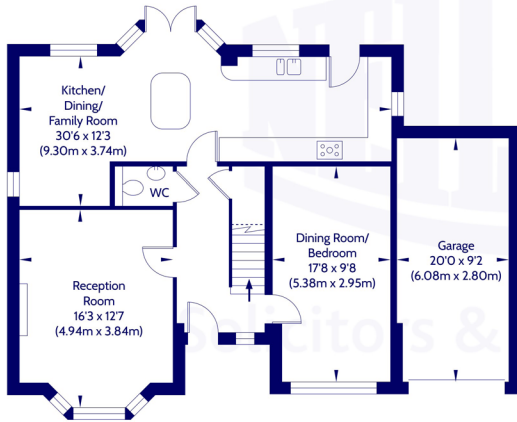


## Location

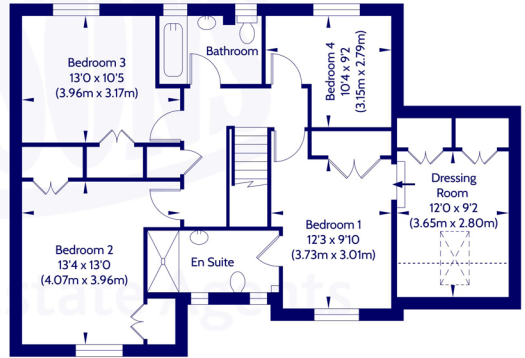
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox 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 nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.



Approx. Internal Area 158.61 Sq M / 1707 Sq Ft.  
Not to scale. For identification only.  
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Ground Floor



First Floor

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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