



RE/MAX PROPERTY



4 Almondside, Kirkliston, EH29 9BD

- *Fabulous Upper Apartment*
 - *Historic Locale*
- *Impressive Lounge With Stove*
 - *Breakfasting Kitchen*
 - *2 Double Bedrooms*
 - *3-Piece Bathroom*
 - *Stunning Interiors*
- *Private Garden & Multi-Car Driveway*

****BEAUTIFUL 2 BEDROOM UPPER APARTMENT WITH DRIVEWAY!****

Niall McCabe and RE/MAX Property are proud to bring to the market this immaculately presented, and rarely available upper cottage style flat, which boasts an enviable setting and modern décor. The property has been finished to an excellent standard and boasts a fully fitted kitchen, two double bedrooms, modern bathroom and versatile living areas. The property accompanied by a sunny secluded rear garden & private multi-car driveway. Internally, the home enjoys a chic, contemporary finish with warming hints of colour.

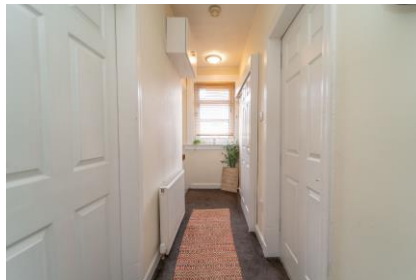
Located in the village of historic Kirkliston, west of the city of Edinburgh, this property makes it ideal for a variety of needs. It is a popular area with commuters, being an ideal location for those who enjoy living in a rural setting but want good access to all the attractions of a city. The village itself is well served by a good selection of local shops and amenities, including a doctor's surgery, dentist, bakers, post office, off licence and chemist, restaurant as well as other local shops catering for everyday needs. More extensive shopping can be found nearby in South Queensferry, Livingston and The Gyle shopping centre.

The home report is available from our website.

Freehold

Council tax band B

No factor fees



Entrance Hallway

12' 2" x 3' 5" (3.71m x 1.05m)

Enjoying plush carpeting and a large window, the upper landing is bright & airy. It gives access to all accommodation on this level.

Lounge

15' 2" x 11' 5" (4.63m x 3.48m)

With an abundance of flexible space for a variety of furniture configurations, the plush lounge offers an attractive space to relax in. It boasts comfortable carpet flooring, calming décor and a striking woodburning stove – a real focal point for the room.

Kitchen

12' 2" x 11' 4" (3.71m x 3.45m)

Situated at the front of the property, the contemporary kitchen is equipped with a wide range of modern white high-gloss base and wall mounted cabinetry, which is supplemented by a selection of integrated appliances, gorgeous splashback tiling and worktop design – adding to the overall sophistication of the room. There is also central lighting & ample power points.

Bedroom 1

11' 7" x 9' 9" (3.54m x 2.97m)

The master bedroom is of generous proportions and has been finished in a stylish neutral palette. It offers ample PowerPoints, central lighting, sumptuous, carpeted flooring and a large window facing onto the front aspect of the property which floods the room in natural light.

Bedroom 2

11' 8" x 8' 11" (3.55m x 2.73m)

The second bedroom is a sizeable double, which could be used as a formal dining room, or a second bedroom – again, decorated in neutral tones with gorgeous laminate flooring. It is flooded with natural light via a rear facing window.

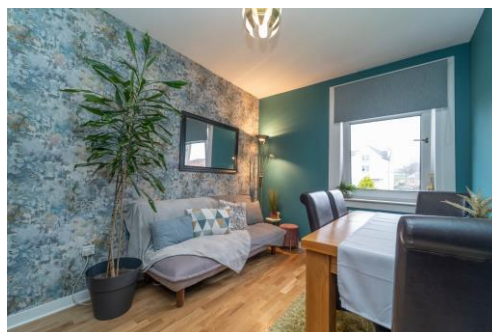
Family Bathroom

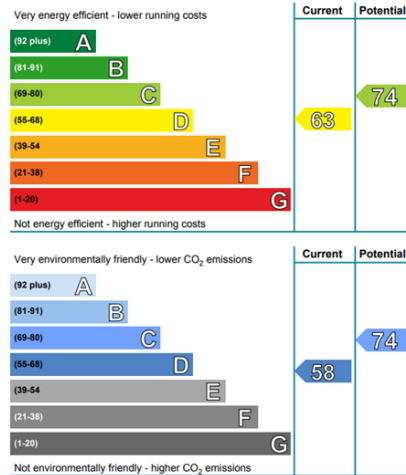
5' 11" x 5' 3" (1.80m x 1.60m)

The stylish family bathroom has been thoughtfully designed, and comes complete with striking wet-wall design, vanity unit with built in sink, and a W.C. The room offers a gorgeous bathtub, with an overhead power shower head. There is also a glazed window looking onto the side of the property.

Exterior

To the rear the property is accompanied by an extremely vast and low maintenance rear garden. It is fully lawned and is the perfect spot to relax during those long summer evenings – complete with a large shed for easy storage. There is also a private, multi-car driveway complete with a detached garage – and access to a communal drying green.





These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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