

4 Greendykes Road, Broxburn, EH52 5AG

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51 Pikes Pool Drive, Kirkliston, EH29 9GH Offers Over £295,000

KnightBain are delighted to present to the market this spacious, five-bedroom semi-detached townhouse arranged over three levels, with garage and landscaped garden. The property, built by Miller Homes, is set in a quiet, family-friendly development on the south side of the leafy suburb of Kirkliston, offering easy access to the City Centre, Edinburgh Airport, motorway links, Edinburgh Park, and The Gyle. The property lies in the catchment for the well-respected Kirkliston Primary and Queensferry High Schools.

The versatile accommodation comprises a semi-open plan fitted kitchen/dining room/lounge, 4 double bedrooms and master with ensuite shower room, family bathroom, downstairs WC and utility room. The property also benefits from excellent internal storage, an integral garage with power and light, gas central heating, UPVC double glazing, a driveway and a quality internal finish throughout.

- Spacious versatile accommodation
- Utility room
- Queensferry High School catchment
- EPC - B
- 5 double bedrooms
- Close to motorway links
- Integral garage
- Enclosed, well-stocked rear garden
- Easy access to Airport
- Close to Edinburgh Park and The Gyle

Hall

Access through UPVC door with small opaque double-glazed insets. Doors to two double bedrooms, downstairs WC, utility room and large walk-in cupboard housing electric switchgear. Neutral carpeting throughout. Staircase to first floor landing. Radiator.

Double Bedroom

Front facing window. Built-in storage unit. Radiator.

Double Bedroom

Two rear facing windows. Radiator.

Utility Room

Fitted with base units and stainless-steel sink, side drainer and mixer tap. UPVC double-glazed door and double-glazed side panel. Wall mounted gas central heating boiler. Radiator, shelves.

Downstairs WC

Fitted with dual flush WC, pedestal wash hand basin and mixer tap. Radiator, wood-effect vinyl floorcovering, glass shelf.

First Floor Landing

Doors to lounge/dining room/fitted kitchen, bedroom and family bathroom. Radiator.

Lounge/Dining Room/Fitted Kitchen

Delightful and spacious semi open-plan living space with two front facing window and roller blinds. The kitchen area is fitted with base and wall mounted units, drawers, eye level electric oven, gas hob with stainless steel splashback and extractor hood, and integrated fridge/freezer. Three radiators, wood effect vinyl floorcovering in kitchen area, 3-way spotlights.

Double Bedroom

Rear facing window with roller blind. Fitted wardrobes. Radiator.

Bathroom

Large family bathroom comprising bath with mixer tap shower attachment, pedestal wash hand basin, also with mixer tap and dual flush WC. Tiled around bath. Radiator, tile effect vinyl floorcovering.

Top Landing

Doors to master bedroom, double bedroom and walk-in storage cupboard housing gas central heating unit. Hatch to attic. Radiator.

Master Bedroom

Spacious room with two rear facing Velux windows. Double and single fitted wardrobes. Door to en-suite shower room. Radiator.

En-suite Shower Room

Fitted with pedestal wash hand basin, dual flush WC and fully tiled shower cubicle. Tiled to dado height around fittings. Opaque glazed Velux window. Tile effect vinyl floorcovering, radiator, glass shelf.

Double Bedroom

Two front facing Velux windows. Double and single fitted wardrobes. Radiator.

Garage

Integral garage with up and over door, power and light.

Gardens

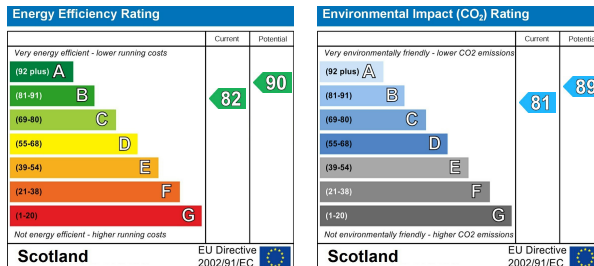
Well stocked gardens to front and rear. The landscaped rear garden has had drainage installed. Monoblock driveway to front.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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