



47 Pikes Pool Drive, Kirkliston

Offers Over £355,000



47 Pikes Pool Drive

Kirkliston, Kirkliston

Townhouse with Five Double Bedrooms

Council Tax band: F

Tenure: Freehold

- Large Lounge with French Doors and Juliette Balcony
- Fitted Kitchen/Dining Room with integrated appliances
- Master Ensuite Shower Room
- Five Double Bedrooms (two on ground floor), three with Fitted Wardrobes
- Close to Edinburgh Airport and the Gyle Shopping Centre
- The new South Queensferry High School catchment





Hall

Access through 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

12' 4" x 9' 3" (3.76m x 2.82m)

Downstairs double bedroom with rear facing window and Roman blind. Fitted wardrobe. Radiator.

Double Bedroom

12' 2" x 8' 5" (3.71m x 2.57m)

Second downstairs double bedroom. Front facing window with Roman blind. Radiator.

Utility Room

8' 2" x 6' 12" (2.49m x 2.13m)

Fitted with base units and stainless-steel sink, side drainer and mixer tap, complementary worktops and splashback. UPVC double-glazed French doors leading to rear garden. Wall mounted gas central heating boiler. Radiator, shelves.

Downstairs WC

7' 2" x 3' 10" (2.18m x 1.17m)

Fitted with dual flush WC, pedestal wash hand basin and mixer tap. Radiator, quality vinyl floorcovering.

First Floor Landing

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

Lounge

21' 3" x 12' 2" (6.48m x 3.71m)

Delightful and spacious with French doors/Juliette balcony and front facing window/curtains and poles. Two radiators.

Fitted Kitchen/Dining Room

21' 3" x 10' 4" (6.48m x 3.15m)

Fitted with base and wall mounted units, drawers, eye level electric fan assisted oven, gas hob with glass splashback and extractor hood, integrated fridge/freezer



GARDEN

The terraced rear garden has been landscaped to include a large decked patio area and a grassed area.

GARAGE

Single Garage

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

ON DRIVE

2 Parking Spaces

Monobloc parking for two cars with electric charging point.





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/



KnightBain 