



15 Crawford Green, Kirkliston

In Excess of £575,000



**RE/MAX**  
Estate





## 15 Crawford Green

Kirkliston, Kirkliston

Luxurious detached property in Kirkliston with 5/6 bedrooms, sunroom, high-spec kitchen, and spacious lounge. Extensive rear garden, Monoblock driveway. Ideal for family living, close to amenities.

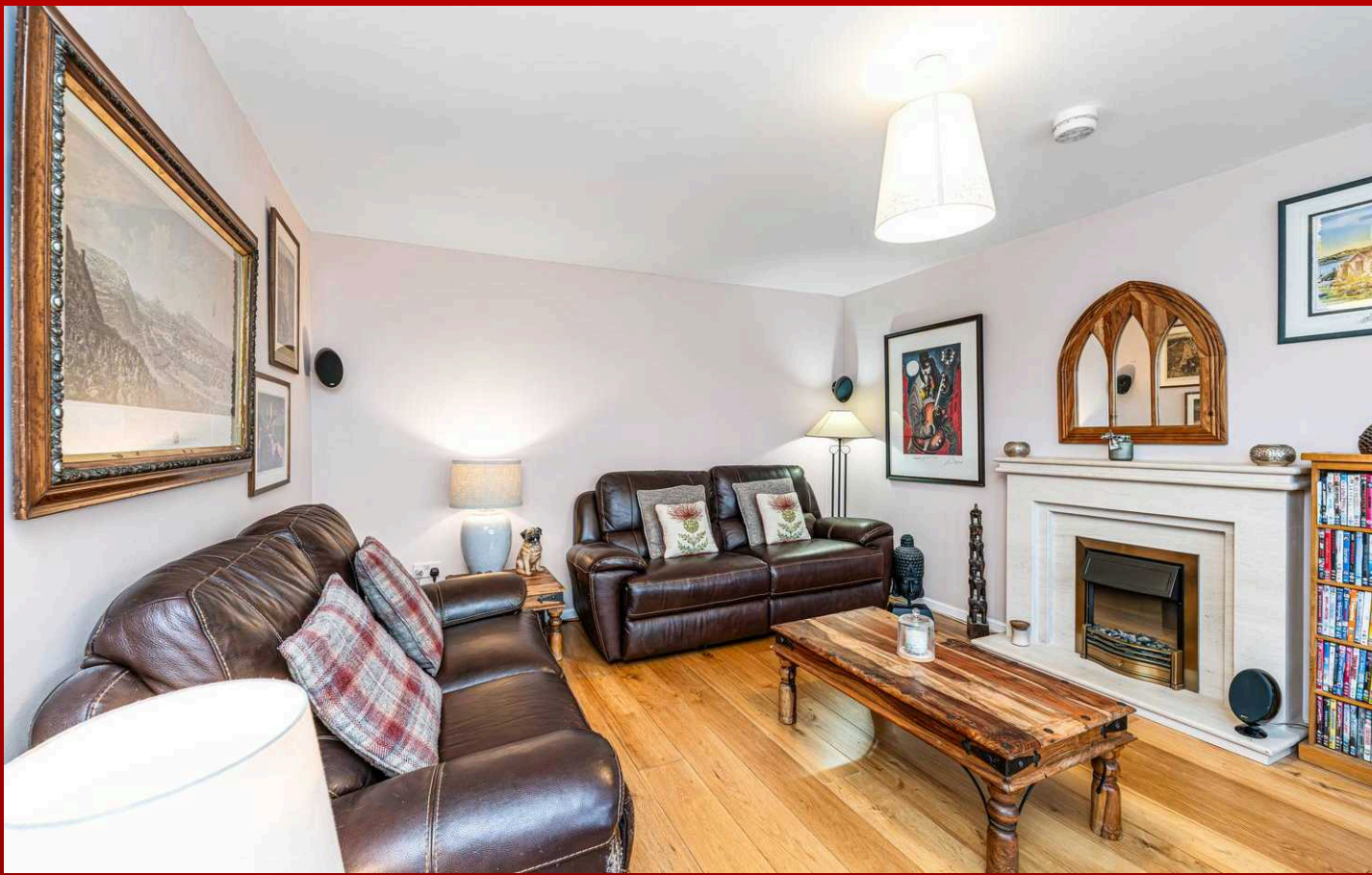
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





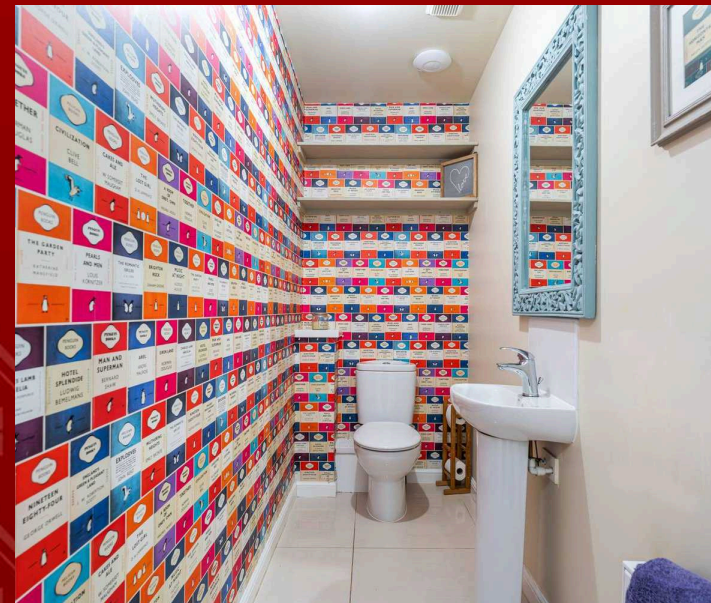
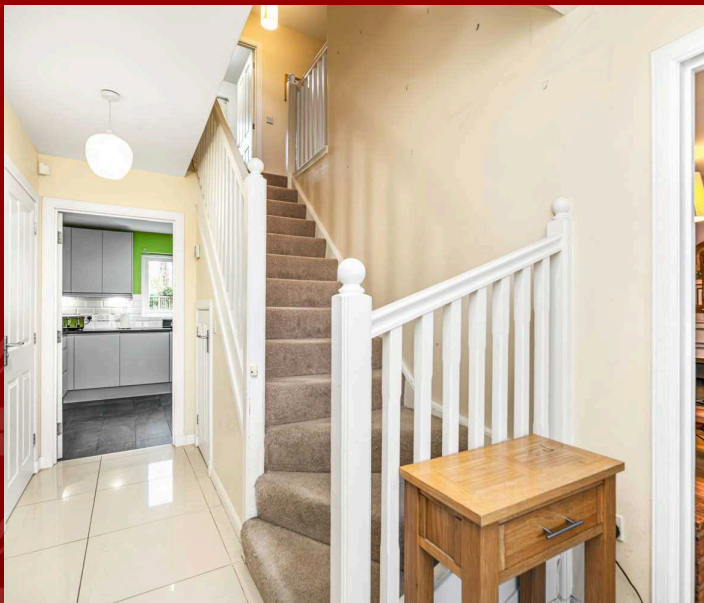
### Entrance Hall

The entrance provides access to several key areas, including the lounge, family room/study, cloakroom, toilet, kitchen, and upper level. The space features a wooden half-glazed door with a side window pane, allowing natural light to flow through. The ceramic floor tiling adds a stylish and practical touch, while a radiator ensures warmth throughout. Centre lights illuminate the area, creating a welcoming atmosphere. There is also ample storage space for jackets, shoes, and other items, with a convenient storage area under the stairs for added practicality.

### Lounge

16' 8" x 12' 4" (5.07m x 3.77m)

With a large bay window, overlooking the front garden and drive, floods the spacious lounge with natural light and offers a pleasant outlook. The room features sleek laminate flooring and is illuminated by centre lights, creating a bright and inviting atmosphere. A marble gas fire fireplace adds a touch of elegance, providing both warmth and style. The fully glazed door opens to the entrance hall, while the modern shutter blinds provide privacy and control over the light. With ample space, the lounge is ideal for arranging freestanding furniture, making it a comfortable and flexible living area.



### Cloakroom WC

8' 10" x 3' 5" (2.69m x 1.04m)

Accessed from the entrance hall, the bathroom features ceramic tiled flooring and is equipped with an extractor fan for ventilation. A radiator ensures the room stays warm, while centre lights brighten the space. The modern toilet and sleek sink with a mixer tap offer contemporary styling, making the bathroom both functional and stylish.





### **Bedroom 6/Dinning Room/Office**

12' 5" x 9' 3" (3.79m x 2.81m)

This room features large front-facing windows that allow plenty of natural light to flood the space, enhancing its bright and airy feel. The laminate flooring adds a modern touch, while a radiator keeps the room cozy. Centre lights further illuminate the space, making it welcoming at all times of day. Currently used as a study, this versatile room could easily be transformed into a family room to suit your needs.

### **Kitchen/Diner**

28' 10" x 9' 3" (8.80m x 2.83m)

This well-appointed kitchen boasts multiple rear-facing windows that offer a stunning view of the entire back garden, along with French doors leading to the sunroom seamlessly blending indoor and outdoor living. The space features slate-style laminate flooring, two radiators for added warmth, and a daylight-style centre light that brightens the room. Under-cupboard lighting adds a modern touch, highlighting the sleek granite worktop and stylish splash back tiling. The kitchen is fully equipped with a 5-ring gas hob, extractor, double ovens, an integrated dishwasher, fridge, and freezer, as well as a stainless steel sink with a half bowl and modern mixer tap. A breakfast bar provides additional seating, and there is plenty of extra cupboard storage for convenience. The adjoining dining area comfortably accommodates a large table and chairs, offering ample freestanding space for a relaxed dining experience.



### **Sun Room**

15' 10" x 11' 7" (4.82m x 3.53m)

This room is filled with natural light thanks to lots of windows, including French doors that open to the back garden, offering a seamless connection to the outdoors. The tiled flooring adds a clean, modern touch, while centre spotlighting enhances the ambience. Blinds on all the windows provide privacy and light control, and the space offers beautiful views of the entire garden, creating a peaceful and serene atmosphere.





### Bedroom One

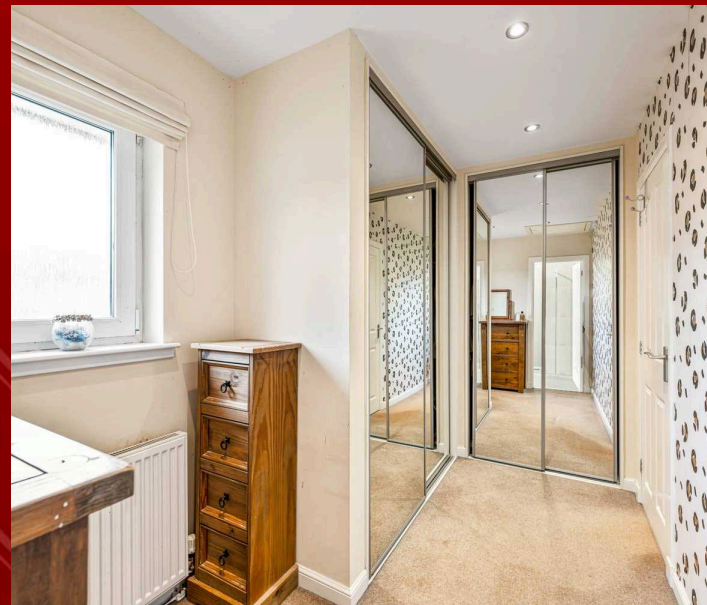
21' 10" x 14' 2" (6.66m x 4.31m)

This executive bedroom is a spacious and luxurious retreat, featuring large French doors with a Juliet balcony that flood the room with an abundance of natural light. The room is comfortably carpeted and includes two centre lights for a warm, inviting glow. A radiator ensures the space stays cozy, while the generous proportions allow plenty of room for a double bed and freestanding furniture. Access to a dressing room leads through to the en-suite bathroom, adding a touch of convenience and privacy. The room also offers easy access to the upper landing, completing this perfect combination of space and comfort.

### En -suite one

7' 2" x 5' 3" (2.19m x 1.60m)

The bathroom is bright and modern, featuring a rear-facing window that lets in plenty of natural light. Fully tiled throughout, the space is both stylish and practical, with a chrome heated towel rail adding a touch of luxury. Centre lighting ensures the room is well-lit, while the walk-in shower with a glass screen and a hand-held shower on the mains offers a sleek, contemporary feel. The floating ceramic sink with a mixer tap enhances the modern design, creating a spacious, airy atmosphere that is both functional and elegant.



### Dressing Room

10' 9" x 3' 11" (3.27m x 1.20m)

This room features a rear-facing window that allows natural light to fill the space, creating a bright and welcoming atmosphere. The carpeted floor adds warmth and comfort, while a radiator ensures the room stays cozy. Spot lighting illuminates the space, highlighting the two double fitted wardrobes that provide ample storage. There's also plenty of room for a vanity unit or additional drawers for extra storage. The room offers convenient access to either the en-suite or bedroom one, making it both practical and versatile.





### Bedroom 2

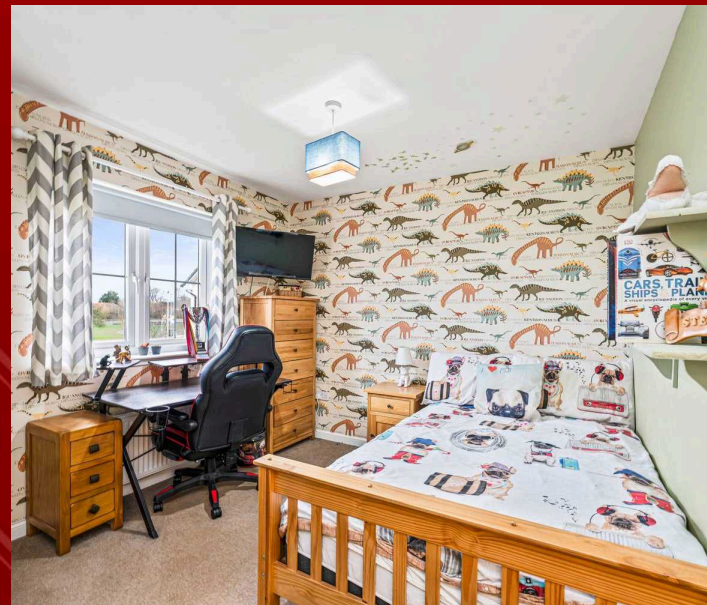
12' 10" x 13' 9" (3.90m x 4.20m)

This large second bedroom features a stunning bay window with five front-facing panels, offering excellent views and allowing natural light to flood the room. The space is carpeted for comfort and warmth, with a radiator ensuring it remains cozy. Centre lighting brightens the room, which includes double fitted wardrobes for ample storage. There's plenty of space for a double bed and freestanding furniture, making it a versatile and inviting room. Additionally, the bedroom provides access to the en-suite bathroom and the upper landing, adding convenience and practicality.

### En-suite Bedroom 2

7' 5" x 3' 9" (2.26m x 1.14m)

This modern shower room features a front-facing window that brings in natural light, enhancing the bright, airy feel of the space. The tiled flooring adds a sleek, contemporary touch, while a radiator ensures the room stays warm and comfortable. The modern ceramic sink with a mixer tap is complemented by a large fitted mirror and tiled splash back, adding both style and functionality. The walk-in shower, complete with a hand-held shower head, offers a clean, minimalist design perfect for both relaxation and practicality.

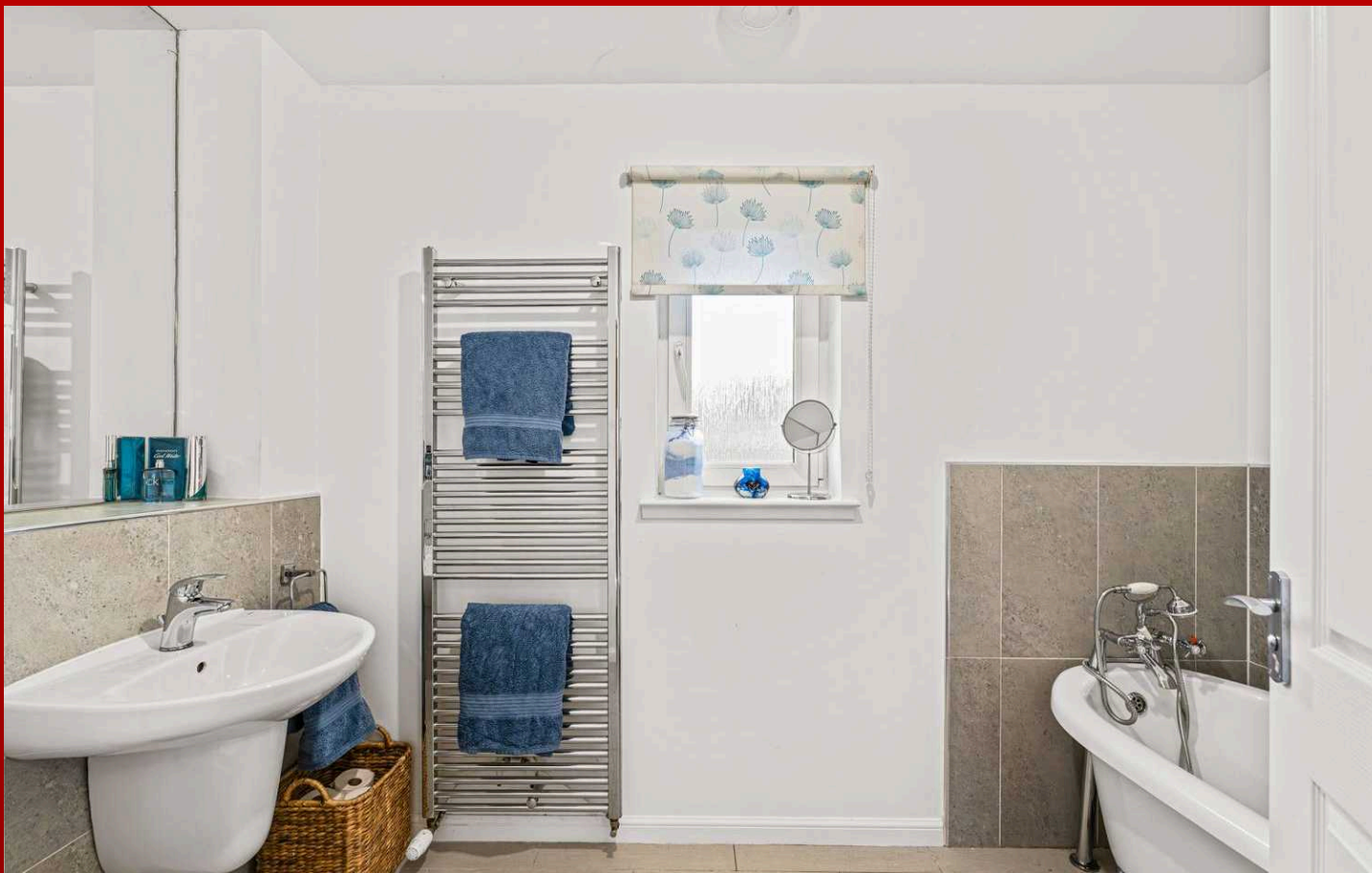


### Bedroom 3

14' 10" x 18' 7" (4.52m x 5.67m)

This spacious bedroom features a front-viewing window that fills the room with natural light, creating a bright and welcoming atmosphere. The carpeted floor adds warmth and comfort, while a radiator ensures the room stays cozy. With ample space for a double bed and freestanding furniture, the room is both functional and versatile. It also includes a double fitted wardrobe for convenient storage. The room offers easy access to the upper landing, making it both practical and well-connected to the rest of the home.





#### **Bedroom 4**

9' 2" x 9' 0" (2.79m x 2.75m)

This comfortable bedroom features a rear-facing window that lets in plenty of natural light, creating a bright and airy atmosphere. The carpeted floor adds warmth, while a radiator ensures the room stays cozy. With space for a double bed, the room also includes a fitted double wardrobe, a vanity unit, and drawers, providing ample storage. Additional built-in storage offers even more practicality, and there's convenient access to the attic for extra space. The room also has access to the upper landing, making it well-connected to the rest of the home.

#### **Bedroom 5**

8' 8" x 9' 3" (2.64m x 2.83m)

This room features a rear-facing window that fills the space with natural light, creating a bright and inviting atmosphere. The carpeted floor adds warmth, while a radiator ensures comfort. With enough room for a single bed and freestanding furniture, it offers flexible use for various needs. The room also has access to the upper landing, making it conveniently connected to the rest of the home.

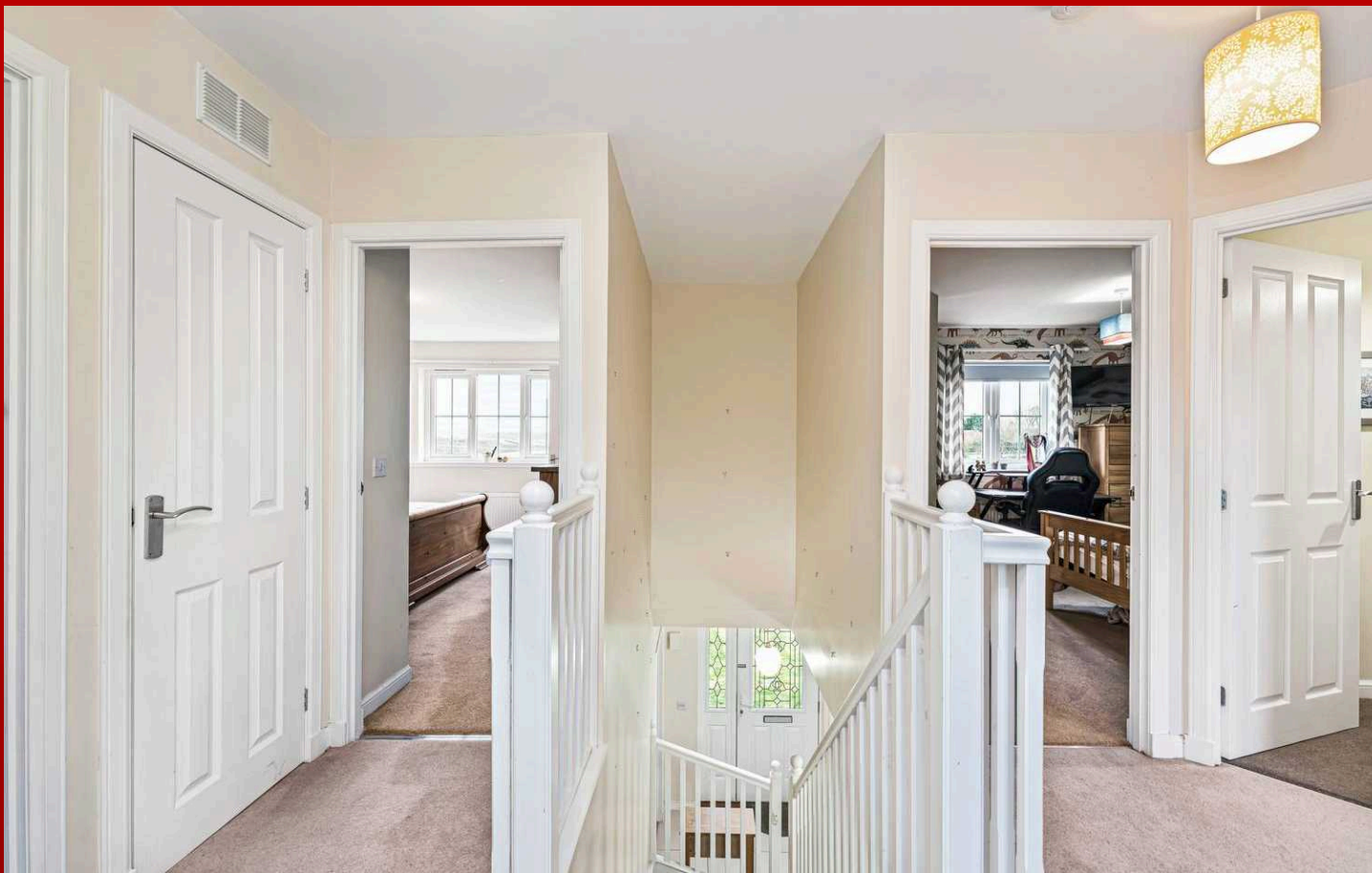
#### **Bathroom**

5' 3" x 9' 10" (1.60m x 3.00m)

This stylish bathroom features a rear-facing window that brings in natural light, enhancing its bright and airy feel. The tile flooring complements the modern design, while a large chrome heated towel rail adds both functionality and luxury. Centre lighting illuminates the space, which includes a freestanding bath connected to the mains, offering a luxurious spot to unwind. The walls are half-tiled, with a sleek floating ceramic sink featuring a mixer tap, and a large fitted mirror adds a touch of elegance. The bathroom also provides access to the upper landing, making it both practical and well-connected.







### **Upper landing**

13' 8" x 6' 0" (4.17m x 1.82m)

The landing area features a carpeted floor that adds warmth and comfort, with a radiator ensuring the space remains cozy. Two centre lights provide ample illumination, creating a bright and welcoming atmosphere. This area offers access to all the bedrooms and the family bathroom, making it a central hub of the home. Additionally, there is a convenient storage cupboard, adding practicality and extra space for organizing essentials.

### **Double garage**

This large double garage features a rear window and a half-glazed wooden door, allowing natural light to enter the space. Equipped with power lighting, the garage is well-lit and functional. It includes two up-and-over doors for easy access, offering ample space for parking or storage. At the rear of the garage, there is a utility area with space for a washing machine, dryer, benefits a sink, making it a practical and versatile addition to the home.







### **FRONT GARDEN**

The front garden is beautifully landscaped, featuring an extensive mono-block driveway that leads up to the house, providing parking space for up to four vehicles. A decorative stone wall adds charm, while mature trees and shrubs enhance the greenery and natural appeal of the space. The mono-block entrance creates a welcoming path to the front door, seamlessly connecting the outdoor space with the home. The well-maintained lawn gardens further complement the exterior, making this front area both functional and visually pleasing.

### **REAR GARDEN**

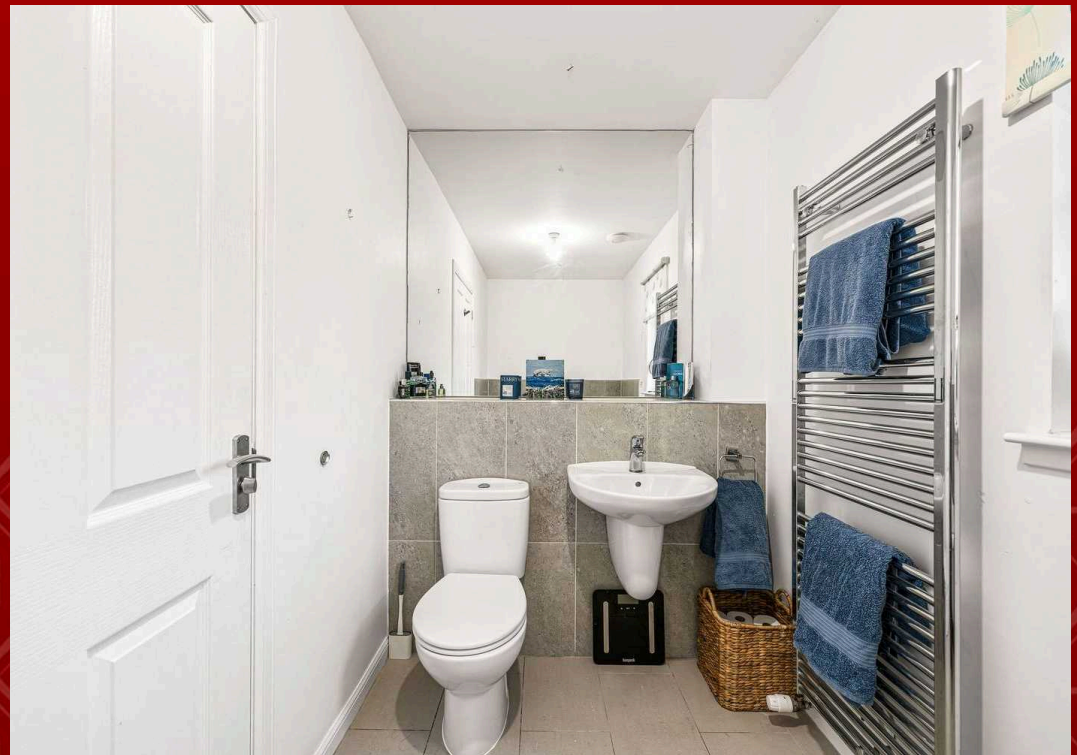
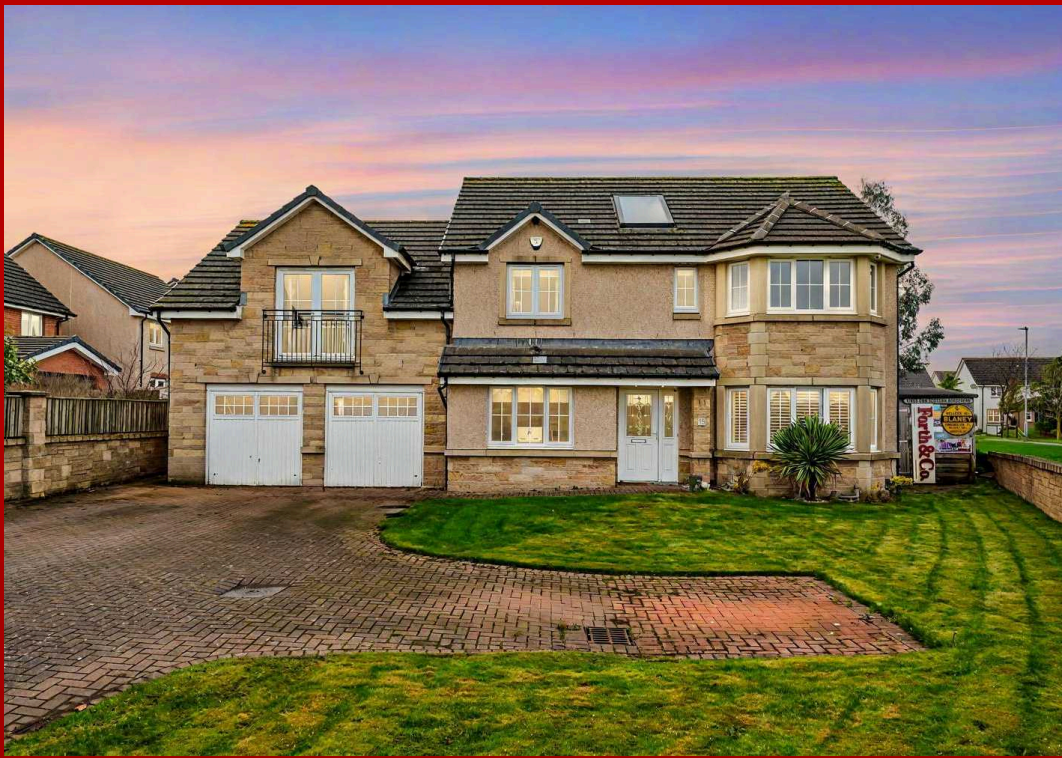
The extensive rear garden, situated on a corner plot, offers a spacious outdoor retreat. It features a patio area for outdoor seating, as well as a second patio area perfect for barbecues. There is convenient access to the garage, kitchen, and sunroom, making it easy to move between indoor and outdoor spaces. An outside tap is also available for added convenience. The garden boasts a very large lawn area, ideal for recreation, along with a large shed for additional storage. Fully enclosed for privacy, the garden provides a secure and peaceful environment for relaxation or entertaining.

### **DRIVEWAY**

4 Parking Spaces

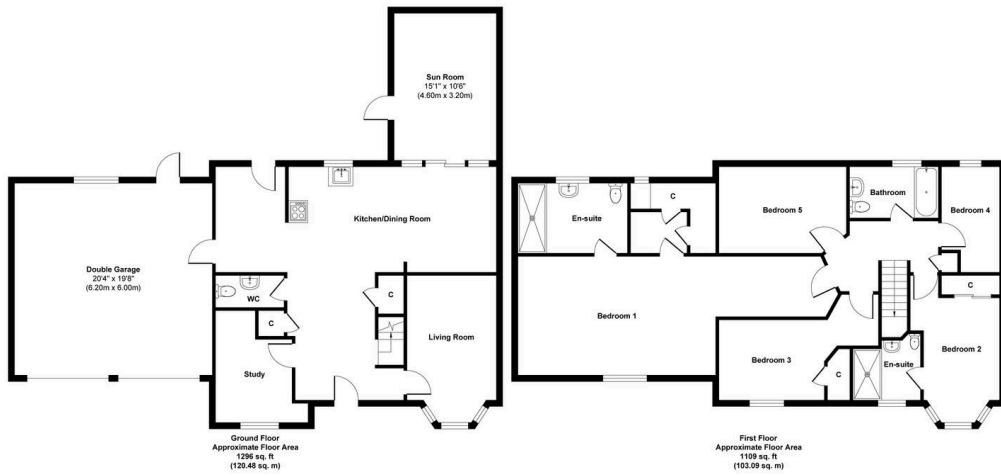
Excellent well laid out Monoblock Drive parking for more than three vehicles access to double Garages from driveway.







15 Crawford Green



Approx. Gross Internal Floor Area 2405 sq. ft / 223.57 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>80</b>	<b>87</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>78</b>	<b>85</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





## Re/max Estates

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