



2 Eilston Terrace, Kirkliston

Offers Over £500,000

2 Eilston Terrace

Kirkliston

Welcome to Eilston Terrace, Kirkliston, an exceptionally spacious five bedroom detached home built by Barratt Homes in 2014, forming part of a highly desirable residential development. The impressive Calendar house type is one of the largest styles within the development and has been further enhanced by a full double garage conversion, creating a substantial and versatile family home. With four bathrooms, two en suites, a south facing landscaped garden and a two car driveway, this property offers outstanding space for modern family living.

Upon entering, you are welcomed into a bright and spacious hallway with ample room for coats and everyday storage. Positioned to the right hand side is the double garage conversion, currently arranged as a bar area and second lounge. This highly flexible space can be adapted to suit a variety of needs including a family room, home office, gym or additional living accommodation. The room also benefits from useful built in storage.

To the left hand side of the hallway is the impressive open plan kitchen and dining area, which spans the full length of the property. The dining area comfortably accommodates a table for six to eight people, making it ideal for hosting and entertaining. The kitchen is fitted with white gloss cabinetry, splashback tiling and a range of integrated appliances including a fridge freezer, oven, grill, dishwasher and a five point gas hob. A large window overlooks the rear garden, while the adjoining utility room provides space for a washing machine and tumble dryer along with direct access to the garden.

Located at the rear of the property is the main lounge, a generous and comfortable space featuring a gas fireplace and double patio doors opening directly onto the south facing garden. This room easily accommodates two large sofas and a media wall, creating a relaxing environment for everyday living.



Completing the ground floor accommodation is a downstairs WC positioned off the hallway, fitted with a two piece suite and splashback tiling.

Upstairs, the property offers five well proportioned bedrooms. The principal bedroom is positioned to the rear of the home and comfortably accommodates a super king size bed with bedside cabinets. This room benefits from fitted wardrobes and a private ensuite shower room finished with wet wall tiling. Bedroom two, located to the front of the property, also benefits from fitted wardrobes and its own ensuite shower room, providing excellent flexibility for family living. Bedrooms three and four are generous double rooms with space for beds, bedside cabinets and wardrobes. Bedroom five is another versatile room, currently used as a home office but easily capable of accommodating a double bed if required.

The main family bathroom is centrally located and comprises a three piece suite including a bathtub with overhead shower, finished in neutral tones.

Externally, the property enjoys a landscaped south facing rear garden which acts as a suntrap and provides an excellent space for outdoor dining, relaxing and entertaining. To the front, the property benefits from a two car driveway along with visitor parking within the development.

Eilston Terrace is ideally positioned within Kirkliston, a popular and well connected village location. The property falls within the catchment for South Queensferry High School, with Kirkliston Primary School within walking distance.



Dalmeny Train Station is nearby, providing rail links to Edinburgh and beyond, while road connections offer convenient commuting options. Local amenities in Kirkliston include shops, cafés, medical facilities and everyday services, with additional schooling options including private nurseries and Clifton Hall School also within easy reach.

This is a substantial and flexible family home offering exceptional space, multiple living areas and a highly desirable location.

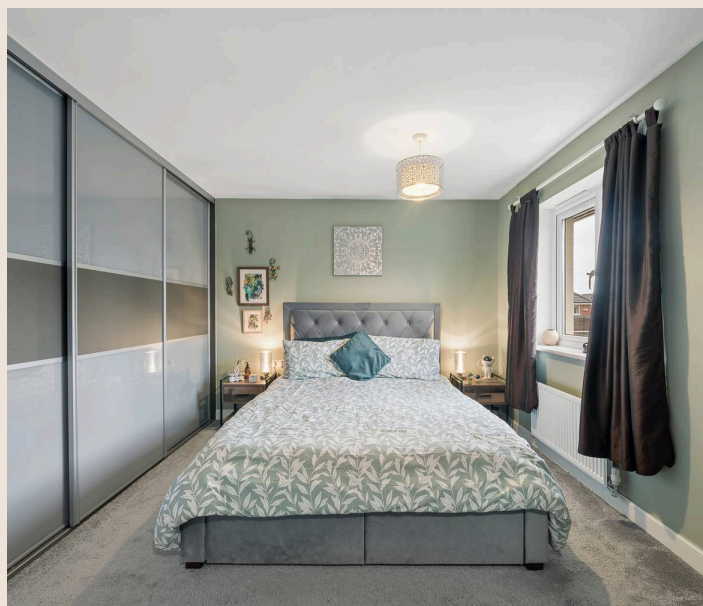
Home Report Value- £520,000

EPC - B

Council Tax Band - G

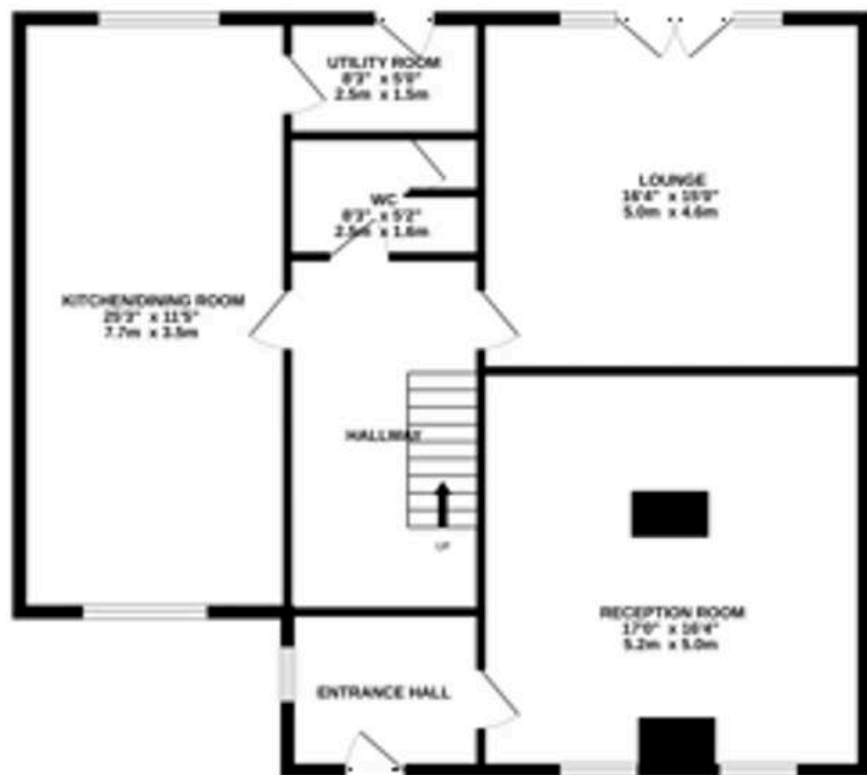
Square Ft- 1991 /185m2

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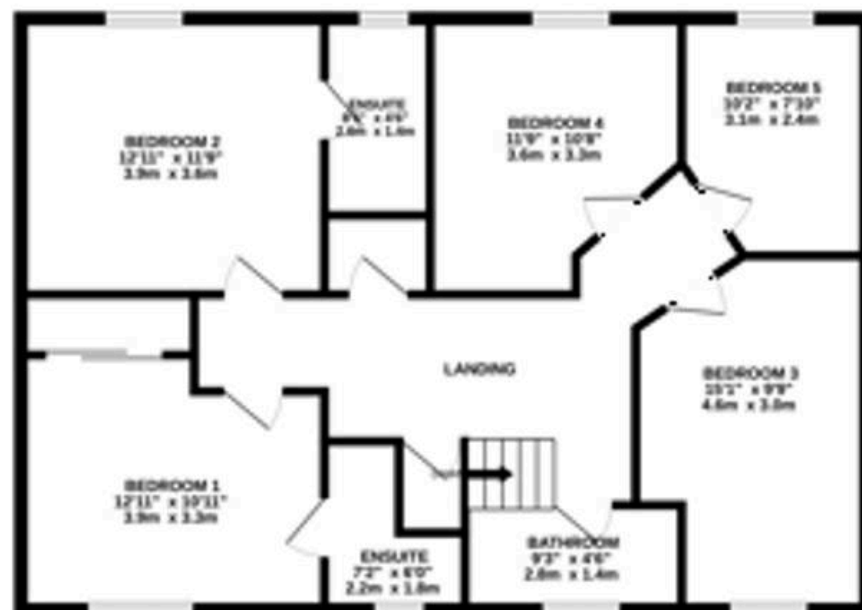




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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