



13 MALACHI GAIT
Kirkliston, EH29 9FR



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A stylishly presented family home, occupying an enviable plot with a beautiful, landscaped garden, set within a sought-after development in Kirkliston.

Set on the periphery of the Conservation village of Kirkliston, 13 Malachi Gait is conveniently positioned for ease of access into Edinburgh City Centre and the Capital's airport.





Accommodation

Hall, Sitting Room, open-plan Living/Dining Room and Kitchen, Home Office/Bedroom 5, Cloakroom with WC, and Utility Room.

Landing, Principal Bedroom Suite with Shower Room, three further Double Bedrooms, and Family Bathroom.

Paved private driveway with space for 2 vehicles.

Generous plot bounding the house on all sides, including a landscaped, South-facing rear garden which features a family lawn, a smart patio terrace and outdoor Bar, a lean-to garden store, raised beds, and a range of ornamental shrubs and plants, including a Magnolia and blossom trees.

*Edinburgh City Centre 9 miles (14 km); Edinburgh Airport 4 miles (6 km); Linlithgow 9 miles (14 km); Stirling 27 miles (44 km); Glasgow City Centre 40 miles (65 km).
(All distances are approximate).*





Situation

13 Malachi Gait occupies an enviably positioned plot within an executive development, on the periphery of the Conservation village of Kirkliston.

Kirkliston is a vibrant village dating from the 12th Century and offers a variety of local shops, a Sports Centre, Library and Health Centre. The village has a Primary School and Secondary Schooling is provided in nearby South Queensferry, which also has a supermarket, an eclectic mix of independent shops, cafes, bars and restaurants.

The village is enviably positioned for transport links, being a short distance from the A90 into Edinburgh, the M9, the M8 and within 5 miles of the Queensferry Crossing. As such, this rural pocket has earned enduring popularity with commuters to the Capital and to Central Scotland's other principal cities, particularly Stirling and Glasgow. There is a Railway Station at nearby Dalmeny (circa 4.5 miles), which offers an excellent service to Edinburgh and the city's Airport is also close at hand, with a broad range of Domestic and International flights.

Edinburgh offers the full range of retail, leisure and cultural attractions which you would expect of a cosmopolitan city, as well as a wide range of highly-regarded independent schools.

General Description

13 Malachi Gait is a handsomely proportioned, detached home, which has been enhanced with tasteful finishes and tailored to offer a particularly high calibre of contemporary accommodation.

The house's well-coordinated interior has been curated with an eye for design, with quality Amtico oak effect flooring, quality tiling, accent wallpaper, and wall paints in neutral and muted shades. Thoughtfully adapted by the current owners, the former integral garage has also been converted to create a spacious fifth bedroom or home office.

Notably, the home encapsulates the free flowing and sociable living space so coveted by modern households, with an open-plan living/dining room and kitchen, showcasing patio doors out to the landscaped and south-facing rear garden. Ideal for alfresco living and entertaining, the garden showcases a sweeping patio terrace, finished with smart flagstones, as well as a purpose-built outdoor bar, which is powered with electricity and has room for outdoor drinks fridges.





Set beneath a tiled roof, the façade of the house is finished with traditional harled render and trimmed with areas of stone cladding. The garden to the front of the house provides an attractive approach, featuring a manicured lawn and a smart block-paved driveway, which provides car-parking for two vehicles. The main door is lent aesthetic appeal by an overhanging porch and smart, plated house number. Beyond the threshold, the hall impresses a sense of arrival, with stylish Amtico herringbone oak effect flooring.

The sitting room is an atmospheric and immaculately presented reception space with further Amtico oak effect flooring. The open-plan living/dining room and kitchen is well-suited to both effortless and relaxed day-to-day living and entertaining larger parties, when occasion demands. Extending to approximately 25 ft. in length, the space provides ample room for a full, formal dining table and occasional lounge seating, while there is also a peninsula island unit with a breakfast bar for sociable day-to-day dining. The kitchen itself is well-appointed with a generous array of timeless wall and floor units, accented by wooden work surfaces and stylish stone effect floor tiling. It provides ergonomic culinary storage and incorporates a comprehensive range of integral appliances, including: a fridge/freezer; a double oven with a grill; a hob set beneath an extractor fan; and a dishwasher.

Lending the property to the rigmarole of day-to-day living, 13 Malachi Gait is appointed with a utility room and a volume of storage scarcely found in new build homes. Copious storage is provided by: a deep understairs cupboard, two cupboards off the landing, and integral wardrobes in each of the five bedrooms. There is also a lean-to garden store to the west of the house. The utility room is positioned off the kitchen and serves as a secondary entrance into the house, with an exterior door providing access from the side of the house. It has a worksurface with a second sink and draining board, a Hotpoint washing machine (TBC), and a traditional clothes drying pulley. There is also a smartly decorated WC positioned off the hall, which is complete with a wash hand basin and statement wall tiling.

On the first floor, the staircase rises to a carpeted landing, off which there is access to four comfortable double bedrooms, as well as the family bathroom. The principal bedroom suite is particularly spacious and has a timelessly appointed shower room. The family bathroom is generous in size and features both a bathtub and a separate shower cubicle, as well as a WC and a wash hand basin.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160. .



Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH29 9FR.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Gas, and Drainage.

Burdens

Council Tax Band - F

EPC Rating

Band C

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

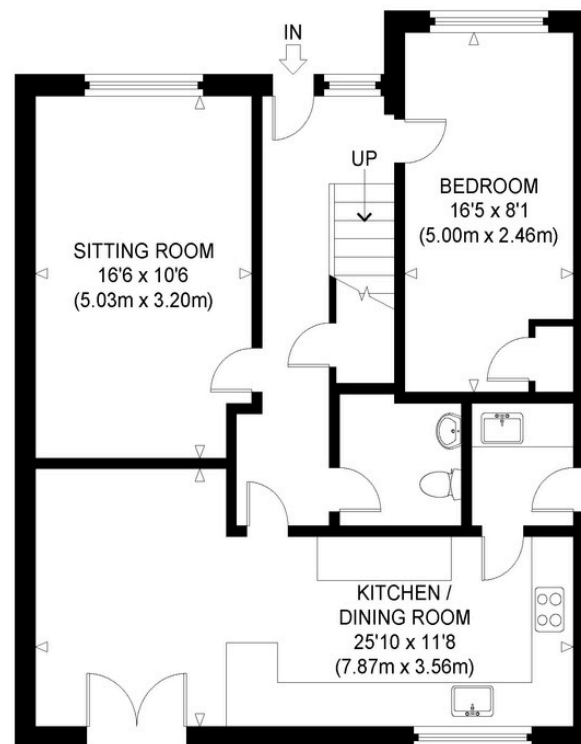
Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Particulars and Plans

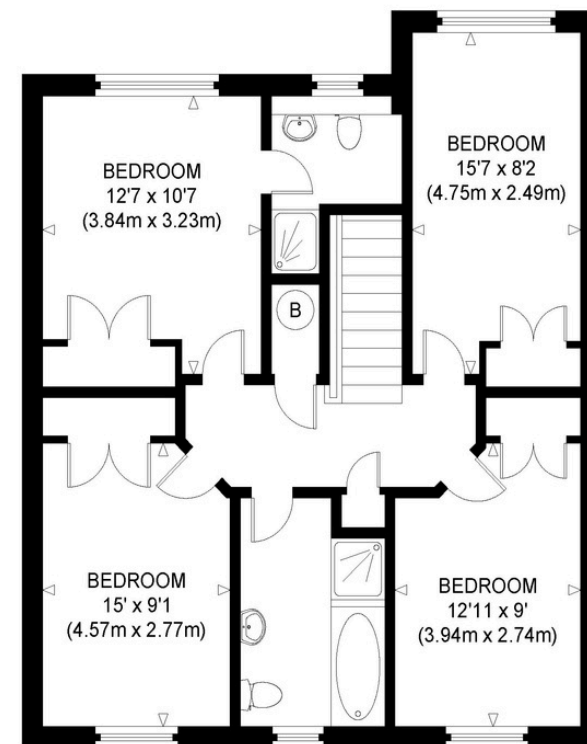
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 774 SQ FT / 72.0 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 774 SQ FT / 72.0 SQ M

MALACHI GAIT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1548 SQ FT / 144.0 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.