



Welcome

from the Watermans Team, to the property at:

4 Crawford Gait

Kirkliston, Edinburgh, EH29 9LB

Offering a peaceful village lifestyle on the fringes of the capital, this modern detached house presents a spacious and stylish family home with five double bedrooms (two en-suite), multiple versatile living areas, and the convenience of a further bathroom and guest WC. Attractively landscaped gardens, secure to the rear, together with excellent private parking, including an integral double garage and driveway, complete this exclusive residence.

We hope you love this property as much as we do.



Watermans



Summary of the accommodation

General Features

Peaceful village setting close to Edinburgh
Spacious detached family home
Versatile interiors with tasteful décor and stylish fittings

Accommodation Features

Porch and bright entrance hall with storage and guest WC
Bay-fronted living room with statement décor
Flexible study/sitting room
Elegant dining room with kitchen and garden access
Integrated kitchen with breakfast/snug area, utility access, and French doors to the garden
Impressive principal suite with fitted dressing room and bathroom
Guest bedroom suite with bay window, fitted wardrobes, and en-suite shower room
Three further double bedrooms (two with fitted storage)
Family bathroom with corner bath and overhead rainfall shower
Eco-efficient with gas central heating and full double glazing

Other Features

Attractive landscaped gardens, secure to the rear
Private two-car driveway
Integral double garage with utility area and access to the kitchen



Superior family home

within easy reach of central Edinburgh

Offering a peaceful village lifestyle on the fringes of the capital, this modern detached house presents a spacious and stylish family home with five double bedrooms (two en-suite), multiple versatile living areas, and the convenience of a further bathroom and guest WC. Attractively landscaped gardens, secure to the rear, together with excellent private parking, including an integral double garage and driveway, complete this exclusive residence.

Carefully maintained by its current owners, this generous detached house offers inviting interiors with a tasteful, understated finish, enhanced by thoughtful decorative accents and stylish fittings. The space and versatility on offer can easily adapt to the evolving needs of family life. Additionally, the property's location provides a quiet retreat from the bustle of central Edinburgh while remaining close to all its attractions. The village itself offers a good range of amenities, along with proximity to West Lothian's scenic countryside and major road links for swift commuting beyond the capital, with Edinburgh International Airport also conveniently nearby.



Three comfortable reception rooms

potential for a home office

The ground floor features three reception areas. Opening from the bright entrance hall are a bay-fronted living room with statement décor and a flexible study/sitting room, both carpeted for comfort. The third reception room, ideal for dining and year-round entertaining, is elegantly decorated and flows directly into the kitchen, with French doors opening onto a deck for alfresco meals or evening drinks.





Bright integrated kitchen with breakfast area and cosy snug



Also enjoying French doors to the garden, the kitchen forms the home's casual social hub, incorporating a breakfast peninsula and a snug area. Flooded with natural light, it is appointed in neutral tones, with fitted units and downlit worktops seamlessly integrated with appliances. These include a tall fridge-freezer, dishwasher, wine fridge, eye-level double oven, and a five-ring gas hob with a feature hood.

The kitchen connects directly to the garage, where a utility area provides a discreet space for laundry appliances.



Impressive principal suite

with dressing room and bathroom

The first-floor principal bedroom forms a luxurious suite. Generously proportioned and carpeted, the bedroom features French windows with a Juliet balcony and offers space for both a bed and a sitting area. A dressing room with fitted wardrobes leads to a tasteful bathroom, complete with a bath and overhead shower, WC, basin, and practical toiletries storage. Both adjoining spaces benefit from excellent natural light.





Bedrooms & bathrooms

*Three further double bedrooms
and a family bathroom*

Also located upstairs and accessed from a central landing are four further double bedrooms, all carpeted for comfort. Three include fitted wardrobes, with the largest of these being bay-fronted and paired with a chicly tiled en-suite shower room – an ideal guest suite offering visitors comfort and privacy.

The remaining bedrooms are served by a first-floor family bathroom, with a corner bath and overhead rainfall shower. For additional convenience, there is a WC off the entrance hall.





Charming gardens surround the property, with greenery to the front and a fully enclosed rear garden providing a safe space for family recreation. Shaped lawns, leafy borders, and a pergola-topped deck offer attractive spots for relaxation and outdoor entertaining.

A mono-block driveway ensures ample private parking, alongside a double garage with internal access from the kitchen.





Property Name

4 Crawford Gait

Location

Kirkliston, Edinburgh, EH29 9LB

Approximate total area:

212.5 sq. metres (2287.4 sq. feet)

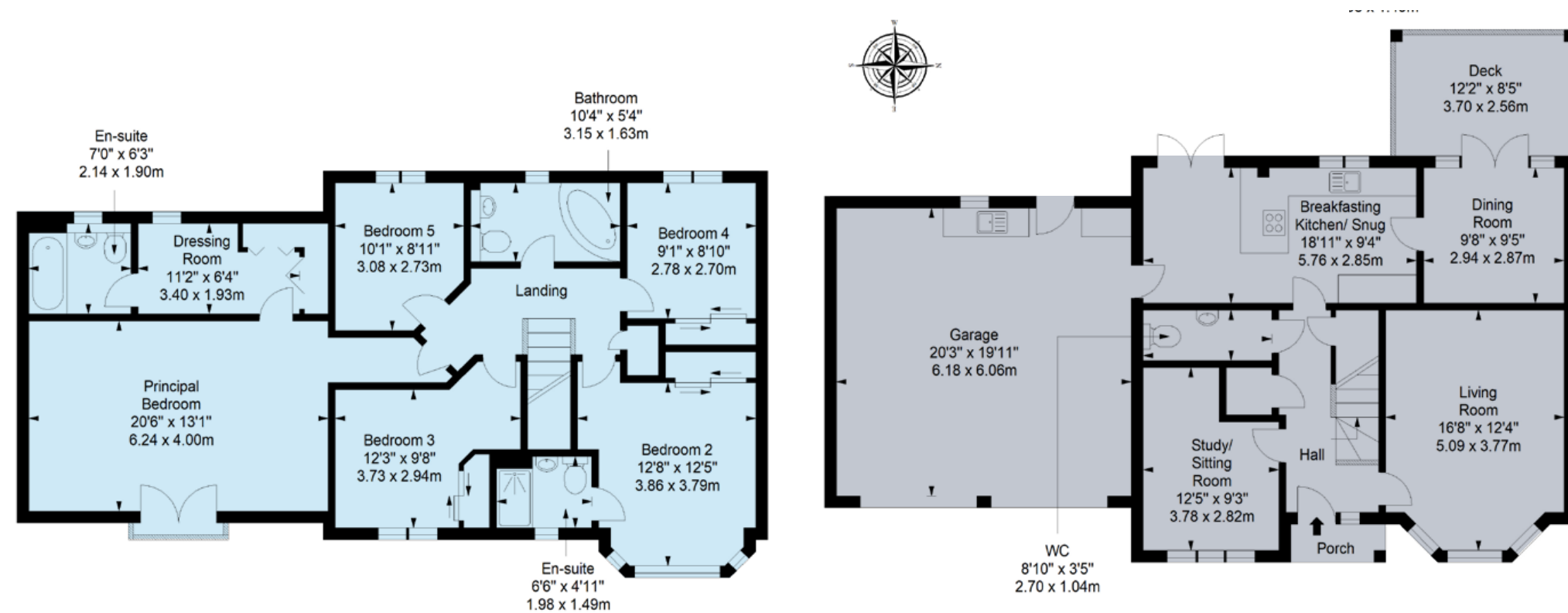
Ground Floor



First Floor



The floorplan is for illustrative purposes. All sizes are approximate.



Kirkliston, Edinburgh

Surrounded by rural fields and woodland

Situated less than ten miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience. The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy and a health centre, as well as a selection of traditional pubs, cafes and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic

indoor/outdoor sports and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Forth Road Bridge, Edinburgh International Airport and the M8/M9 motorway network. The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram, and train links into the city centre and further afield.





Price & Viewings

Please refer to our website www.watermans.co.uk
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