

A white "for sale" sign with the Knight Frank logo and text. The sign is placed in front of the cottages, partially obscured by a wooden fence. The text on the sign includes "for sale.", "Special development of 12 traditional cottages", "with private gardens", and the Knight Frank logo with the text "Knight Frank" and "estate agents".

Overton Cottages By Kirkliston EH29

Overton Cottages By Kirkliston EH29

**Four newly developed four bedroom cottages
with private gardens and parking.**



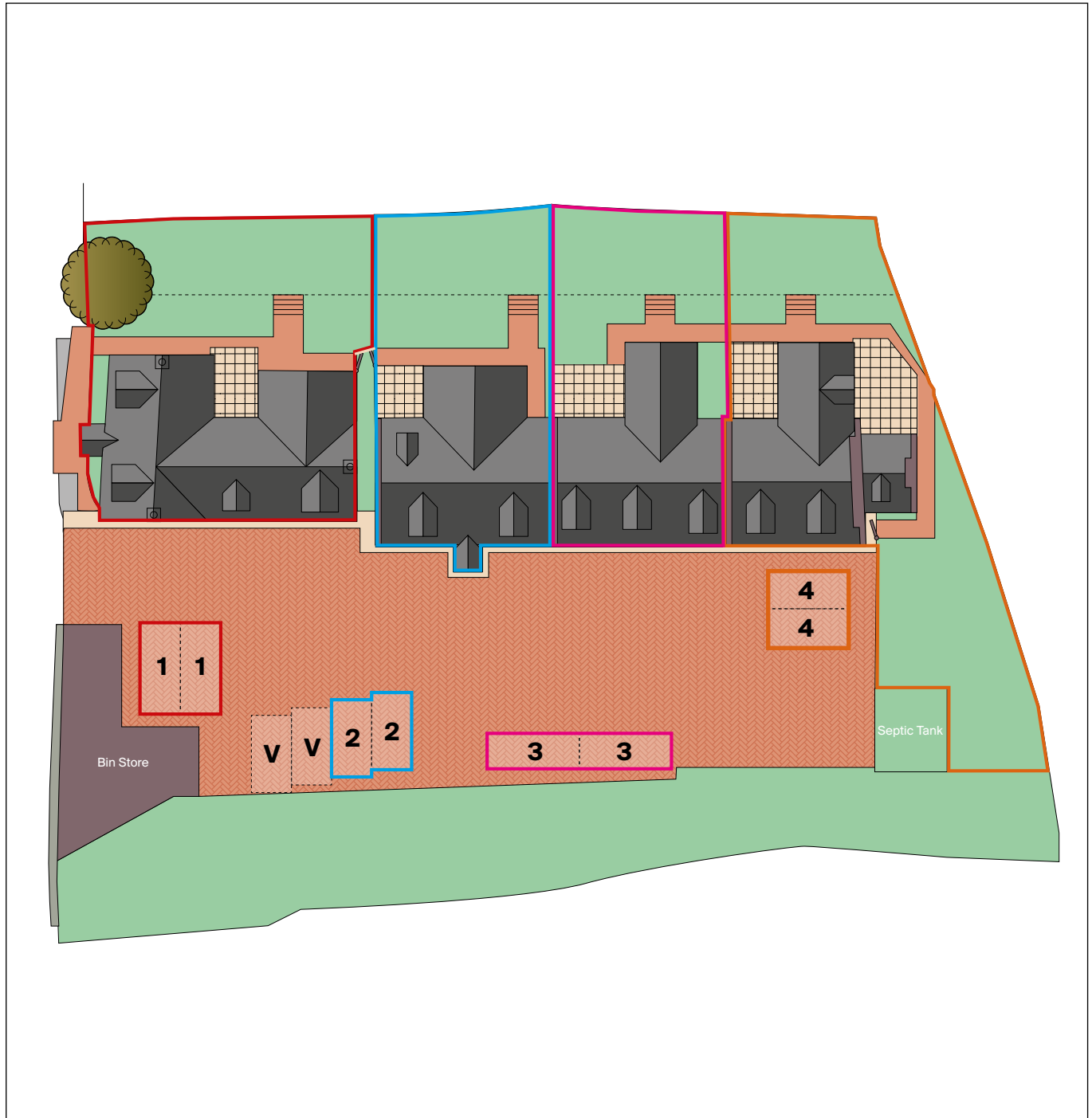
Description

These four newly constructed cottages sit within an attractive courtyard arrangement which provides a sense of community, whilst offering homely and flexible accommodation. These traditional stone built properties have undergone construction, resulting in the creation of four truly unique four bedroom homes within a rural setting. Whilst recreating original character within the courtyard setting running alongside the Niddry Burn next to the development, all care has been taken to introduce contemporary features designed to provide the comforts of 21st century living.

The development comprises:

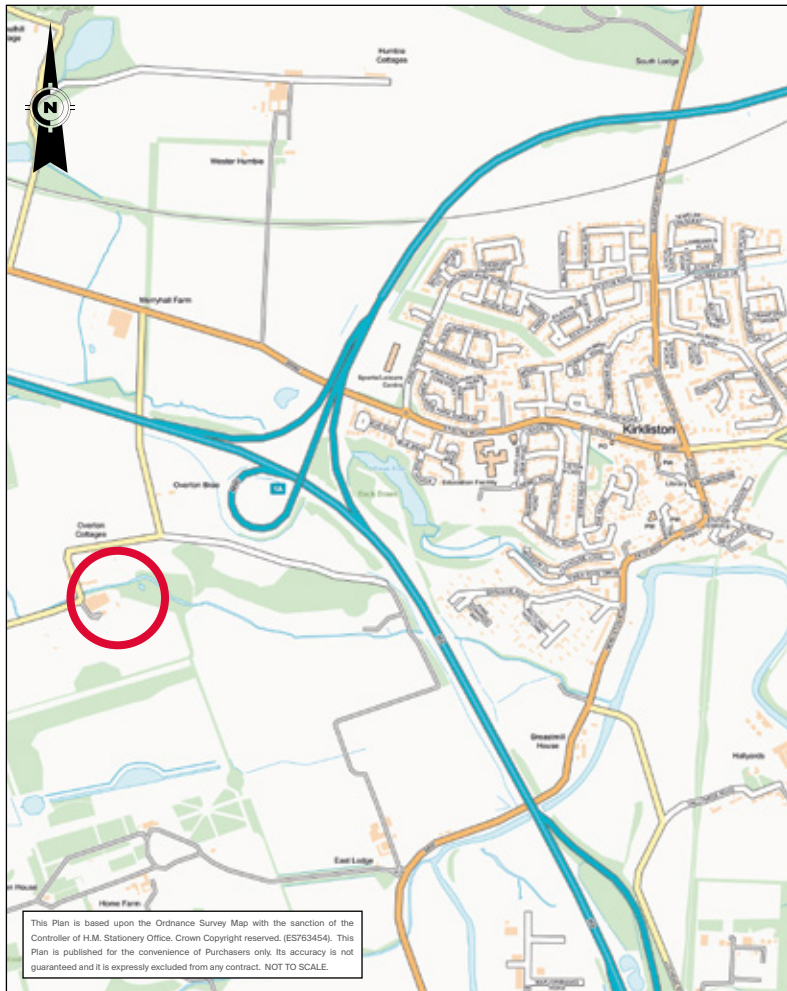
- Cottage One** – A spacious four bedroom detached house with two parking spaces and a private rear garden.
- Cottage Two** – A four bedroom semi-detached house with two parking spaces and a private rear garden.
- Cottage Three** – A four bedroom terraced house with two parking spaces and a private rear garden.
- Cottage Four** – A four bedroom semi-detached house with two parking spaces and a private front and rear garden.

This rural location, charming design, and the individual nature of each property, combine to make these properties very appealing. The provision of the private outdoor spaces, resident's private parking and the lovely courtyard setting, really make this quite a great opportunity on the edge of Edinburgh.



Location

The village of Kirkliston is a quaint town which lies just under 10 miles from Edinburgh's City Centre. The area offers a good range of local facilities close by as well as larger shops available in South Queensferry and The Gyle Shopping Centre. The village also has its own nursery and primary schools and secondary schooling is provided in South Queensferry. There is also a sports centre close by and plenty of rural walks and outdoor pursuits. The property is ideally situated for easy access to Edinburgh's City Bypass and Scotland's motorway network offering easy travel north, south and west. Edinburgh International Airport is also within a short drive.





Cottage One

A spacious four bedroom detached house with two parking spaces and a private rear garden.

The largest and only detached cottage out of the four, this beautiful property offers flexible and spacious living space throughout.

The ground floor accommodation comprises: large kitchen/diner, separate lounge, flexible dining room, bathroom, practical downstairs bedroom and large storage cupboard.

The first floor accommodation comprises: two ensuite bedrooms, one double bedroom, store cupboard and family shower room.



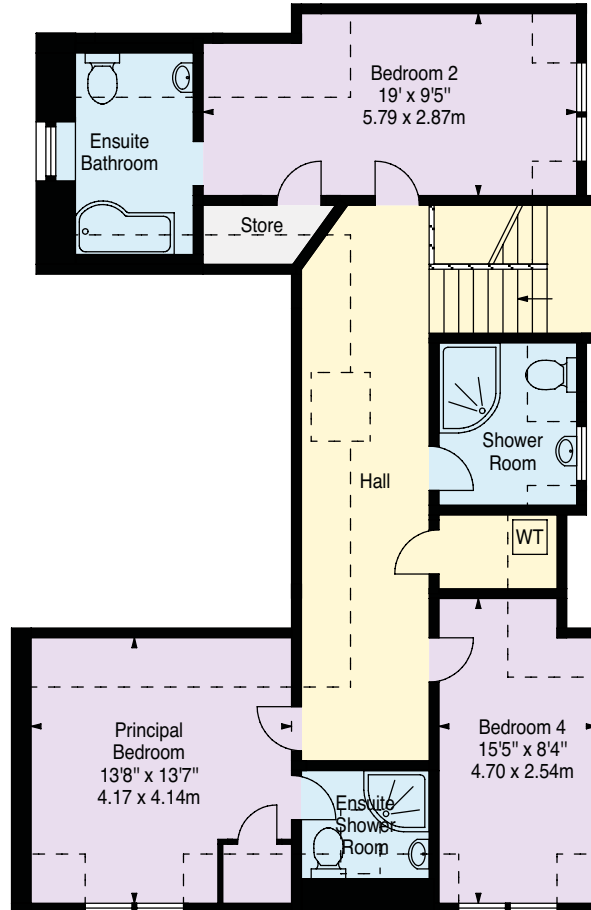
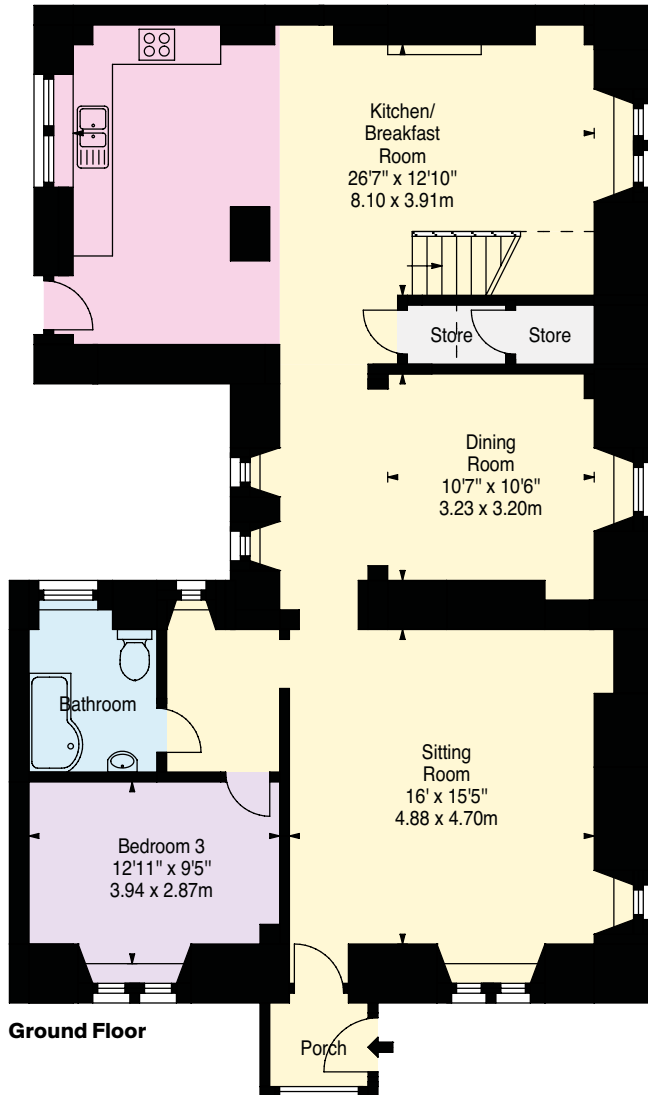
Cottage One



Cottage One

**Approximate Gross Internal Floor Area
2140 Sq Ft - 198.81 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor

Cottage One - A spacious four bedroom detached house with two parking spaces and a private rear garden.



Cottage Two

A four bedroom semi-detached house with two parking spaces and a private rear garden.

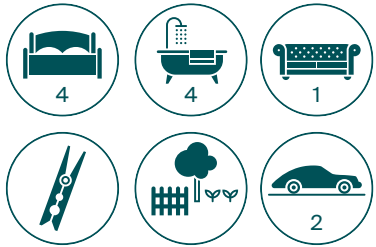
This beautiful semi-detached property enjoys sociable open/plan living space with excellent natural light throughout.

The ground floor accommodation comprises: a practical porch entrance, kitchen/living/ dining, utility, shower room and flexible double bedroom.

The first floor accommodation comprises: two ensuite double bedrooms, third double bedroom and family shower room.



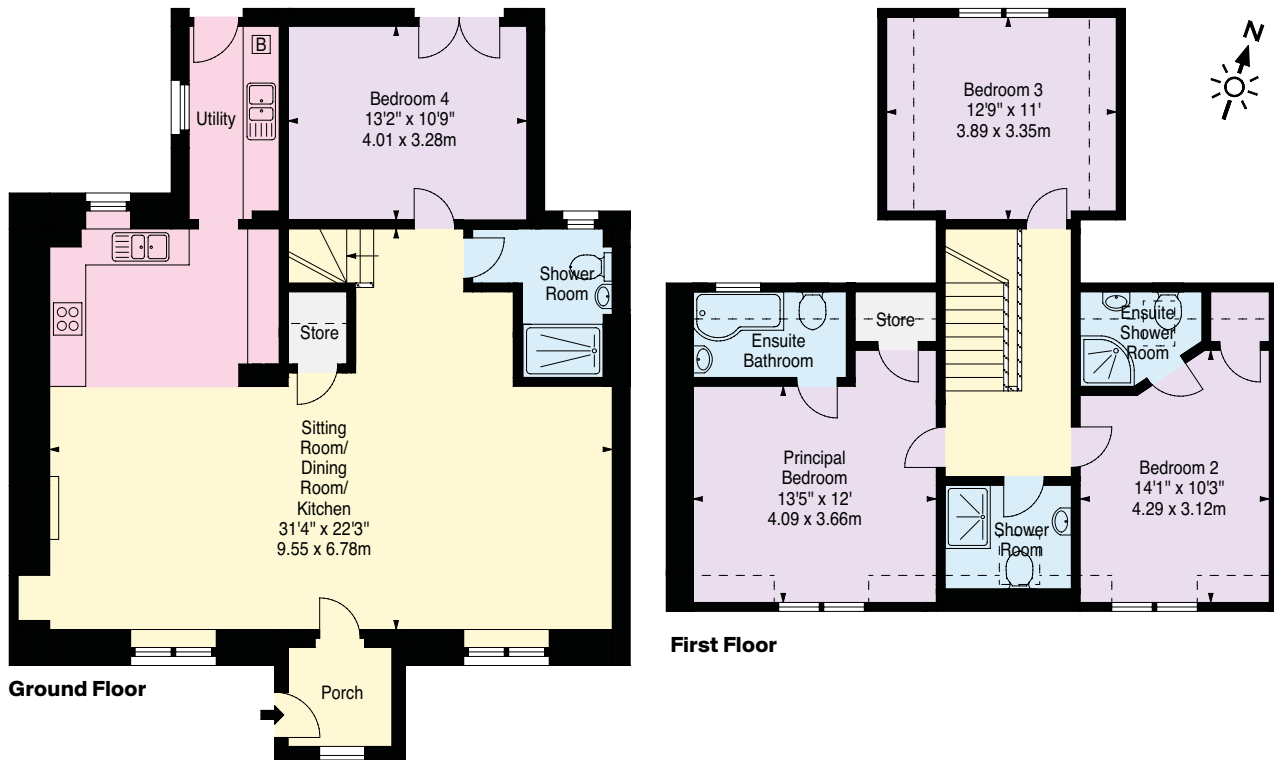
Cottage Two




Cottage Two

Approximate Gross Internal Floor Area
1669 Sq Ft - 155.05 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



 **Cottage Two** - A four bedroom semi-detached house with two parking spaces and a private rear garden.



Cottage Three

A four bedroom terraced house with two parking spaces and a private rear garden.

A charming terraced cottage with flexible, open plan living and large principal bedroom suite.

The ground floor accommodation comprises: spacious kitchen/ living/ dining, a double bedroom and shower room.

The first floor accommodation comprises: large principal bedroom with ensuite, a further two double bedrooms one with ensuite.

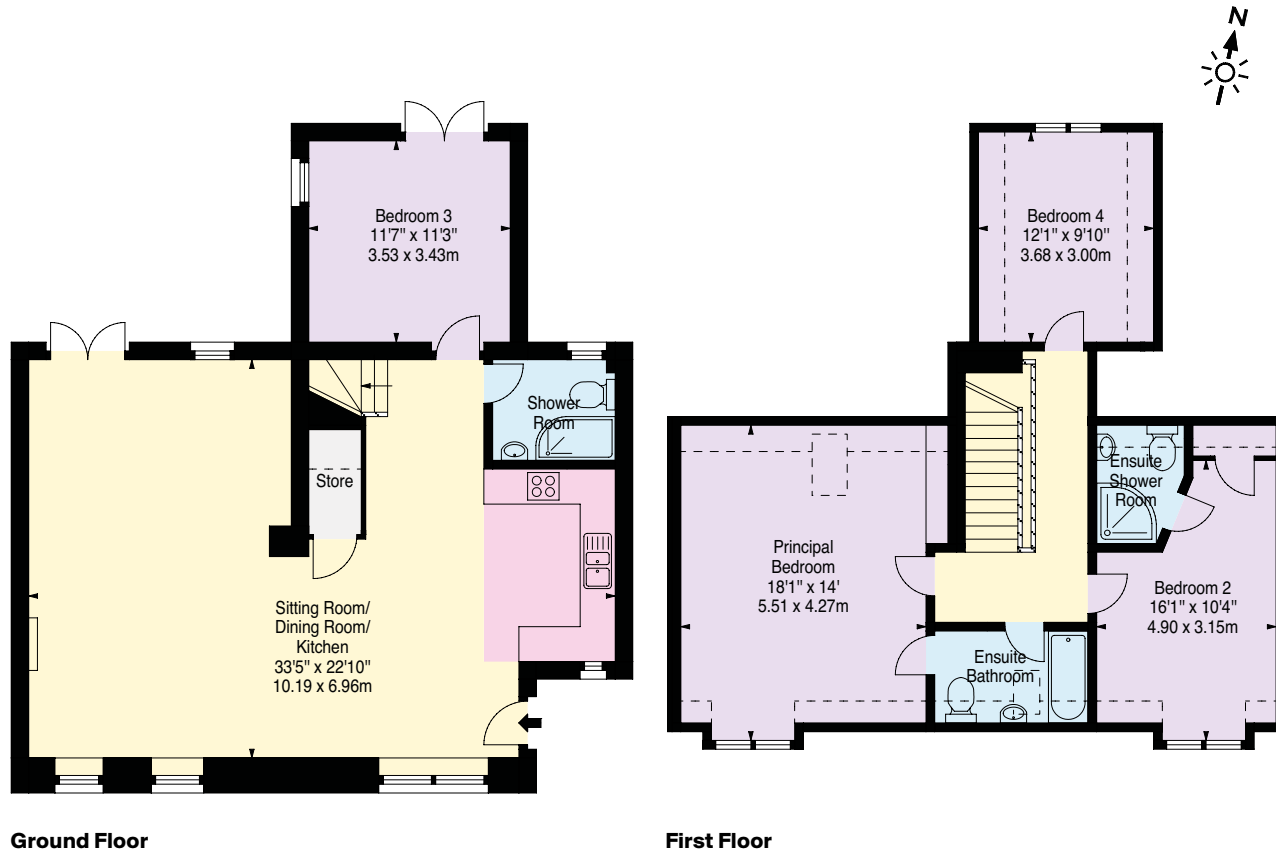
Cottage Three




Cottage Three

Approximate Gross Internal Floor Area
1615 Sq Ft - 150.03 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



 **Cottage Three** - A four bedroom terraced house with two parking spaces and a private rear garden.



Cottage Four

A four bedroom semi-detached house with two parking spaces and a private front and rear garden.

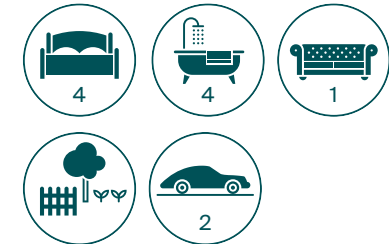
A handsome semi-detached cottage with spacious open plan living and four spacious bedrooms.

The ground floor accommodation comprises: flexible kitchen/ living/ dining, a double bedroom and shower room.

The first floor accommodation comprises: three spacious double bedrooms all with ensuite bath or shower rooms.



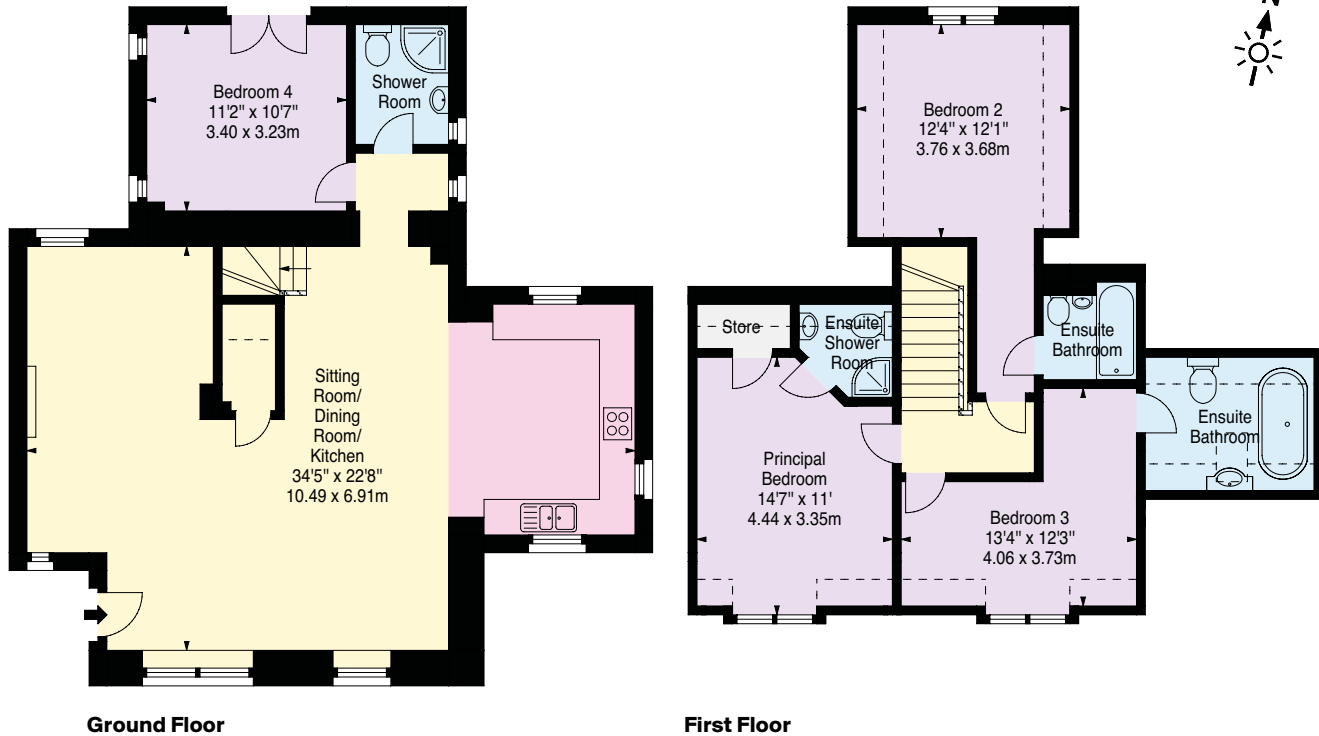
Cottage Four




Cottage Four

Approximate Gross Internal Floor Area
1544 Sq Ft - 143.44 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



 **Cottage Four** - A four bedroom semi-detached house with two parking spaces and a private front and rear garden.

Specification

Kitchen & Utility Room

Well-equipped kitchens including all integrated appliances: 4 zone induction hob with touch slider, single oven, washing machine, 70/30 Fridge freezer, dishwasher. Stainless steel undermount sink and chrome tap.

Bathroom & En Suites

Stylish bathrooms with high quality fittings and sanitaryware.

Internal Finishings & Decoration

A mixture of high quality wood effect vinyl flooring to kitchen/living/dining, luxury carpets to bedrooms and stair and tiled bathrooms.

Electrical & Plumbing

Newly installed central heating system powered by new electric boilers.

Newly installed electric wiring and TV connections in living areas.

Gardens

All four properties have access to their own landscaped garden and paved patio.

Parking

All four properties benefit from two allocated parking spaces, there is also a dedicated visitor space as well as ample turning areas.

Low level external lighting to courtyard.

Build Warranty

Professional Consultants Certificate.





Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

Neil Scott
0131 222 9600
neil.scott@knightfrank.com

Faith Peden
0131 222 9600
faith.peden@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2021. Photographs dated May 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.

