



REMAX
Property

1 Malachi Green, Kirkliston
Offers Over £535,000



Exceptional 5 Bedroom Detached Family Home with Double Garage and Stunning Outdoor Space.

Situated within a sought-after residential development in Kirkliston, this impressive five bedroom detached home offers spacious and flexible accommodation throughout, perfectly suited for modern family living. Boasting a large double garage, expansive mono-block driveway and beautifully landscaped rear garden complete with garden room, this property is presented in true move-in condition.

The property further benefits from a bright conservatory, generous breakfasting kitchen space and multiple reception areas, creating an ideal home for both entertaining and everyday family life.

Erin Aitken and REMAX Property are delighted to bring this outstanding family home to the market.

The Home Report can be downloaded from the REMAX website.

Freehold Property.

EPC B.

Council Tax Band F

No Factor Fees

Entrance Hallway

18743' 5" x 4' 5" (5,713.00m x 1.35m)

Entrance hallway with grey oak laminate flooring, grey walls and three ceiling lights. Stairs leading to the first floor with dark grey fitted carpet. Bright space with natural light flowing through from the adjoining rooms.

Lounge

17' 5" x 12' 6" (5.31m x 3.80m)

Spacious lounge with oak effect laminate flooring, grey painted walls and feature wallpaper wall with fireplace. Ceiling light and window to the front allowing for plenty of natural light. A great space for relaxing and entertaining.

2nd Lounge / Dining Room

13' 1" x 11' 9" (3.98m x 3.58m)

Versatile dining room or second lounge with oak effect laminate flooring and navy painted walls. Ceiling light, window allowing for natural light and doors leading through to the conservatory.

Kitchen

21' 7" x 12' 1" (6.58m x 3.68m)

Spacious fitted kitchen with grey tiled effect laminate flooring, fresh grey walls and black wall and base units with wood effect worktops. Integrated oven, fridge freezer and dishwasher, along with gas hob and extractor fan over. Two windows allowing for plenty of natural light, ceiling spotlights and ample space for dining, making it ideal for family meals and entertaining.

Utility Room

12' 0" x 5' 3" (3.65m x 1.61m)

Useful utility room with continuation grey tiled effect flooring, cream walls and black wall and base units with wood effect worktops. Stainless steel sink with chrome tap, additional storage cupboard and space for appliances. Doors providing access to the rear garden and garage.





Downstairs WC

8' 2" x 3' 10" (2.48m x 1.16m)

Downstairs bathroom with laminate wood flooring and cream walls. Comprising WC and wash hand basin with chrome fittings, radiator and storage cupboard space.

First Floor Landing

23' 5" x 5' 1" (7.15m x 1.54m)

Spacious first floor landing with dark grey fitted carpet and fresh white walls. Providing access to all first floor rooms, loft access and two useful storage cupboards. Radiator and ceiling lights.

Main Bedroom With En-Suite

15' 3" x 12' 7" (4.66m x 3.83m)

Spacious main bedroom with plush grey fitted carpet and fresh white walls. Double fitted wardrobes providing ample storage, radiator, ceiling light and window allowing for plenty of natural light. Access to En-Suite.

En-Suite

6' 4" x 5' 9" (1.92m x 1.74m)

Modern En-Suite with laminate wood effect flooring, WC and wash hand basin with chrome fittings. Shower cubicle with grey wall panelling, heated towel rail, large wall mirror and window.



Bedroom Two With En-Suite

13' 3" x 11' 3" (4.04m x 3.44m)

Spacious double bedroom with cream fitted carpet, grey painted walls and feature wallpaper wall. Ceiling light, radiator and fitted double wardrobe providing useful storage. Window allowing for natural light and access to En-Suite.



En-Suite

5' 8" x 4' 10" (1.73m x 1.47m)

Modern En-Suite with vinyl wood effect flooring, WC and wash hand basin with chrome fittings. Tiled shower cubicle, heated towel rail and mirrored wall cabinet providing storage for toiletries. Window allowing for natural light.

Bedroom Three

14' 5" x 8' 5" (4.39m x 2.57m)

Well presented bedroom with grey speckled fitted carpet and fresh white walls. Double fitted wardrobe providing useful storage, radiator and ceiling light. Window allowing for natural light

Bedroom Four

12' 0" x 9' 4" (3.67m x 2.84m)

Bright bedroom with cream fitted carpet and fresh white walls. Double fitted wardrobe providing useful storage, radiator and ceiling light. Window allowing for natural light.

Bedroom Five

8' 10" x 8' 0" (2.70m x 2.43m)

Well presented bedroom with cream fitted carpet and soft grey painted walls. Double fitted wardrobe providing useful storage, ceiling light and window allowing for natural light.



Bathroom

8' 10" x 8' 0" (2.70m x 2.43m)

Modern family bathroom with wood effect vinyl flooring, pedestal wash hand basin and WC with fitted storage. Panelled bath with chrome fittings and separate shower cubicle. Wall mounted mirrored storage cabinet, radiator, inset ceiling spotlights and window allowing for natural light.

Conservatory

13' 0" x 11' 6" (3.97m x 3.50m)

Bright conservatory with wood effect flooring and cream walls. Large windows and glass roof allowing for plenty of natural light while overlooking the rear garden. A perfect space for dining or relaxing, with doors providing access to the garden.

Garden

Beautifully maintained rear garden with paved patio areas and decorative stone chippings throughout, creating a low maintenance outdoor space. Featuring a raised seating area, beautiful summer house and ample space for outdoor dining, entertaining and BBQs. A perfect space for relaxing during the warmer months.

Front Garden

Impressive detached family home set on a generous corner plot with a large mono-block driveway providing ample off street parking and access to the integrated double garage. Situated within a modern and highly sought-after residential development with beautifully maintained surroundings and excellent kerb appeal.



Erin Aitken

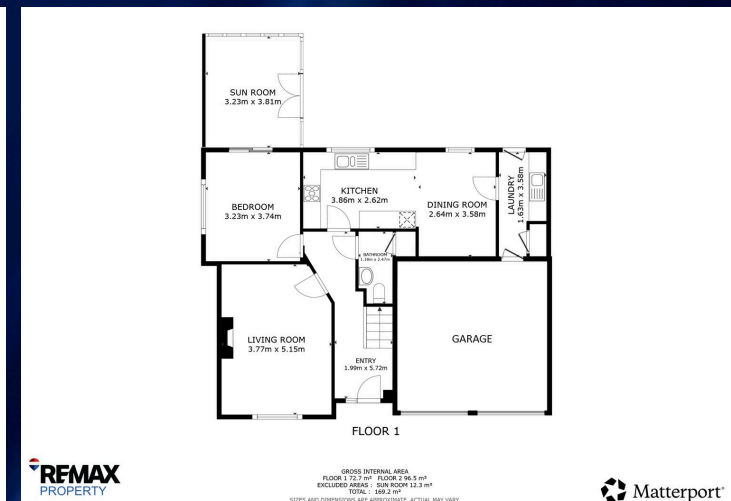
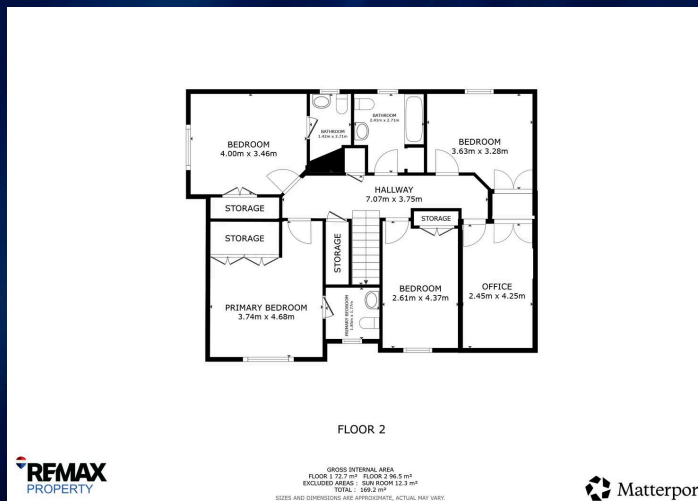
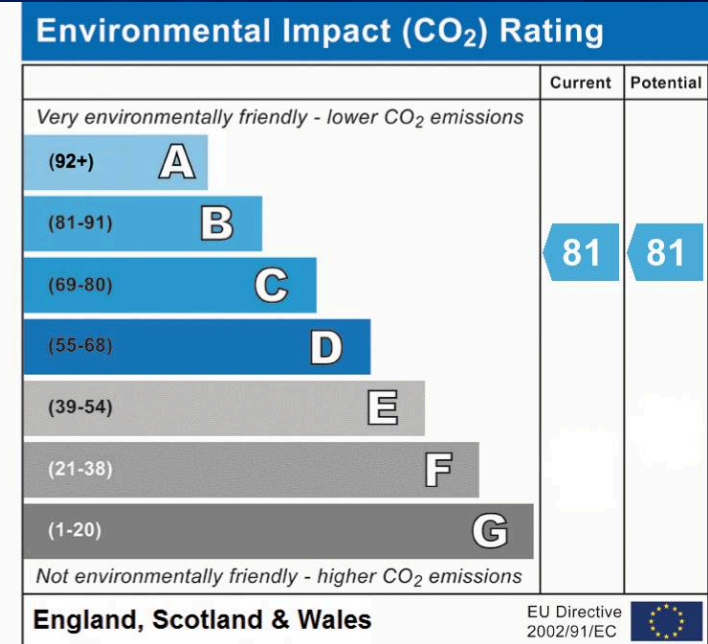
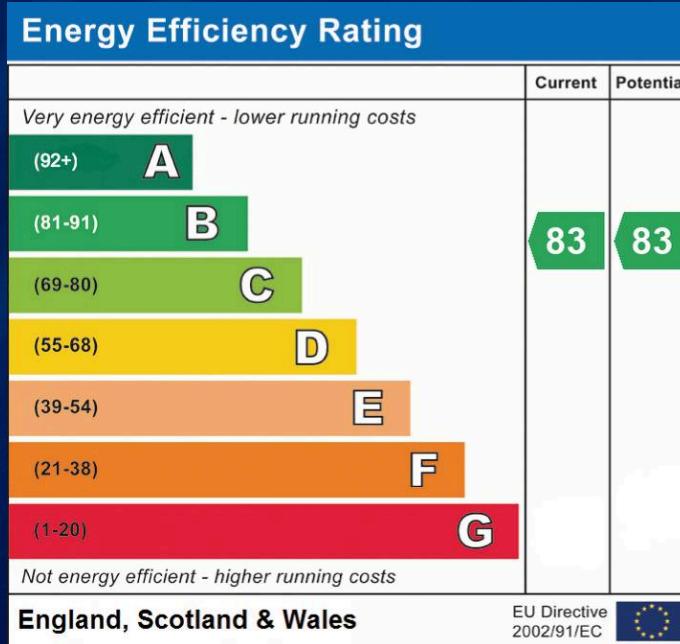
Interested in arranging a viewing or looking for more information on the property?

Please don't hesitate to get in touch directly and I'd be more than happy to help.

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