



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 C.

Council Tax Band F.

No Factor Fees.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Kirkliston is a historic village on the western edge of Edinburgh, located near South Queensferry, the River Almond, and Edinburgh Airport. Originally part of West Lothian, it's now within the City of Edinburgh council area. The village blends a traditional Scottish small-town feel with modern commuter living, and is known for its historic parish church, conservation area, and strong links to Scotland's medieval past.

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.

Family / Room

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

Versatile dining room, family 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.

Breakfasting 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.

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





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18'4" 5" x 4' 5" (5,713.00m x 1.35m)

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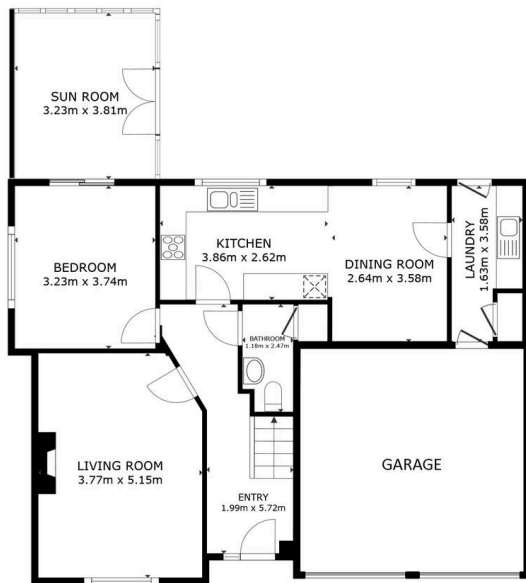
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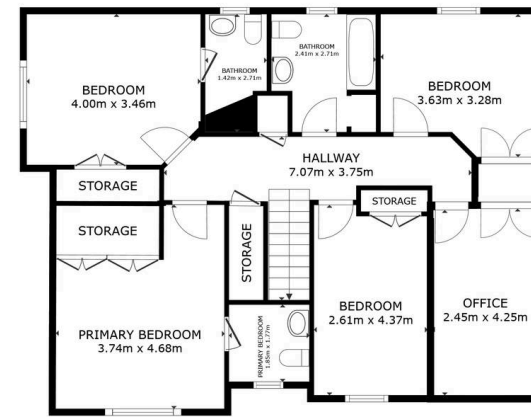


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 72.7 m² FLOOR 2 96.5 m²
 EXCLUDED AREAS : SUN ROOM 12.3 m²
 TOTAL : 169.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 72.7 m² FLOOR 2 96.5 m²
 EXCLUDED AREAS : SUN ROOM 12.3 m²
 TOTAL : 169.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.