



1 Innes Gait, Edinburgh

In Excess of £580,000



1 Innes Gait

Edinburgh, Edinburgh

Exceptional 2023-built five-bedroom detached home with open-plan kitchen, three bathrooms, two ensembles, double garage, private gardens, £40,000 upgrades, and high-spec finishes throughout.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

10' 11" x 9' 8" (3.34m x 2.95m)

The impressive entrance hall creates an immediate sense of space and style, with a striking staircase positioned directly ahead and elegant Marmol Gris tiled flooring enhancing the contemporary finish. Natural light floods the space through the half-glazed wooden entrance door with full-height windows to either side. Practicality has also been carefully considered, with two convenient storage cupboards located either side of the entrance — ideal for coats and shoes — along with additional understair storage. The hallway provides access to the lounge, study, downstairs WC, kitchen/family area and upper level, while a control panel for the high-end security system adds to the home's modern appeal.

Lounge

16' 10" x 11' 6" (5.12m x 3.50m)

Entered through elegant double doors, the spacious lounge is a beautifully presented reception room offering a warm and comfortable setting for both relaxing and entertaining. A large front-facing window fills the room with natural light while enjoying lovely open views to the front. Finished with carpet flooring, the room also benefits from two centre light fittings, two radiators, and double doors leading through to the dining area, creating an excellent flow for modern family living.

Dining Room

8' 10" x 11' 5" (2.70m x 3.49m)

The dining room is perfectly positioned for both everyday family living and entertaining, accessed via double doors from the lounge as well as directly from the kitchen. Finished with stylish Marmol Gris tiled flooring and spotlight lighting, the room offers ample space for formal dining while enjoying excellent natural light from the double patio doors leading out to the rear garden. A radiator completes the space, creating a comfortable and versatile dining area.





Kitchen Living area

11' 2" x 21' 8" (3.40m x 6.60m)

The impressive kitchen and living area forms the true heart of the home, offering a bright and spacious setting ideal for modern family life and entertaining. Flooded with natural light from the rear-facing window and double patio doors leading to the garden, the space combines style with practicality throughout, while also offering ample room for a large dining table or comfortable sofa seating area. Finished with elegant Marmol Gris tiled flooring, the contemporary kitchen features luxurious granite worktops with an undermounted sink and mixer tap, complemented by underwall lighting and kitchen plinth lighting for a sleek modern finish. There is an abundance of storage provided by soft-close drawers and cupboards, along with a range of integrated appliances including a Zanussi dishwasher, Zanussi fridge freezer, AEG five-ring gas hob with AEG cooker hood, and a Zanussi multifunction double oven. The room also provides access to the utility room.

Utility Room

6' 7" x 7' 2" (2.00m x 2.19m)

Located just off the kitchen, the utility room provides excellent additional storage and practicality for everyday family living. The room houses the boiler and offers space for both a washing machine and tumble dryer, while continuing the high-quality finish found throughout the home with granite worktops, an undermounted sink and mixer tap. Spotlights enhance the modern feel, and a half-glazed wooden door provides convenient access to the side of the property and driveway.



Downstairs W/C

3' 4" x 6' 6" (1.01m x 1.99m)

Located just off the entrance hall, the downstairs WC is finished to a high standard with elegant Marmol Gris tiled flooring and stylish Dover Antique feature wall tiles to half height. The room comprises a WC and ceramic wash hand basin with mixer tap, complemented by a chrome heated towel rail and centre light fitting.



Office / Playroom

11' 6" x 7' 1" (3.51m x 2.17m)

Located just off the entrance hall, the versatile office offers an ideal space for home working, while also lending itself perfectly as a playroom or additional family room if desired. The room benefits from carpet flooring, a large front-facing window providing excellent natural light, a radiator, and centre light fitting.

Upper Landing

The upper landing provides access to all bedrooms, the family bathroom, hallway storage cupboard and attic space. Finished with carpet flooring, the area also benefits from radiators, creating a bright and well-connected upper level.

Primary Bedroom

10' 10" x 12' 10" (3.29m x 3.91m)

The generous primary bedroom is beautifully presented and offers ample space for a large double bed along with freestanding furniture. A large front-facing window provides excellent natural light, while carpet flooring and a radiator add warmth and comfort. The room further benefits from access through two triple fitted wardrobes leading directly into the ensuite shower room, creating an ideal principal suite.

Primary En-suite

8' 3" x 4' 11" (2.51m x 1.49m)

The stylish primary ensuite is finished to a high standard, featuring Butan Bone tiled flooring complemented by half-height Dover Antique feature wall tiles. The suite comprises a WC and ceramic wash hand basin with mixer tap, alongside a tall chrome heated towel rail. A frosted rear-facing window provides natural light and privacy, while the spacious double shower enclosure with sliding glass doors benefits from both a rainfall shower and separate handheld shower attachment.





Bedroom Two

11' 3" x 8' 8" (3.44m x 2.64m)

Bedroom Two is a generously sized double bedroom offering ample space for a double bed and freestanding furniture. The room benefits from a double fitted wardrobe, carpet flooring, radiator, centre light fitting, and a rear-facing window providing excellent natural light. The room further benefits from its own ensuite shower room.

Bedroom Two En-suite

9' 0" x 4' 5" (2.74m x 1.34m)

The ensuite is finished to a high standard, featuring Butan Bone tiled flooring complemented by half-height Dover Antique feature wall tiles. The suite comprises a WC and ceramic wash hand basin with mixer tap, alongside a tall chrome heated towel rail. A frosted rear-facing window provides natural light and privacy, while the spacious double shower enclosure with sliding glass doors benefits from both a rainfall shower and separate handheld shower attachment.

Bedroom three

10' 3" x 9' 3" (3.12m x 2.82m)

Bedroom Three is a well-proportioned double bedroom offering space for a double bed and freestanding furniture. The room benefits from a double fitted wardrobe, carpet flooring, radiator, centre light fitting, and a front-facing window providing excellent natural light.



Bedroom Four

11' 5" x 9' 3" (3.47m x 2.81m)

Bedroom Four is another spacious double room, comfortably accommodating a double bed along with additional freestanding furniture. The room is finished with carpet flooring and further benefits from a double fitted wardrobe, radiator, centre light fitting, and a front-facing window allowing for plenty of natural light.



Bedroom Five

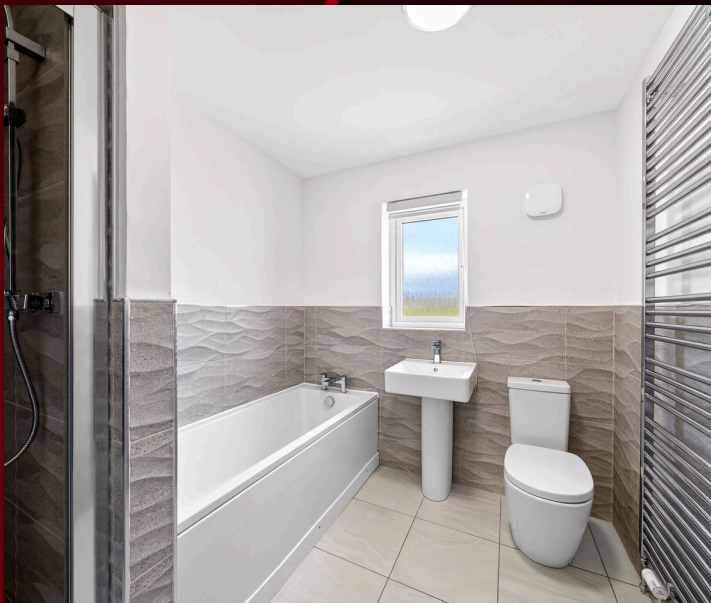
7' 11" x 8' 8" (2.42m x 2.63m)

Bedroom Five is a bright and versatile single bedroom enjoying a rear-facing window overlooking the garden. The room offers space for a single bed and additional furniture if desired, making it ideal as a child's bedroom, nursery or home office. Further benefits include carpet flooring, a radiator, and centre light fitting.

Family Bathroom

8' 1" x 6' 8" (2.46m x 2.04m)

The spacious family bathroom is beautifully finished with a contemporary four-piece suite, complemented by Ona Natural feature wall tiles to half height and stylish Butan Bone floor tiles. The room comprises a WC, ceramic wash hand basin with mixer tap, bath with hot and cold taps, and a separate shower enclosure with folding glass door, rainfall shower and handheld shower attachment. A large chrome heated towel rail completes the space, adding both comfort and practicality.





REAR GARDEN

The generous rear garden is fully enclosed, creating an ideal space for families, children and outdoor entertaining. Predominantly laid to lawn, the garden also features a slabbed pathway, outdoor hose connection and external power socket for added convenience. Gated access leads directly to the driveway and double garage.

DRIVEWAY

5 Parking Spaces

The property further benefits from a large private driveway providing off-street parking for up to five vehicles, in addition to the double garage. Ample visitor parking is also available within the development, offering excellent convenience for both homeowners and guests.

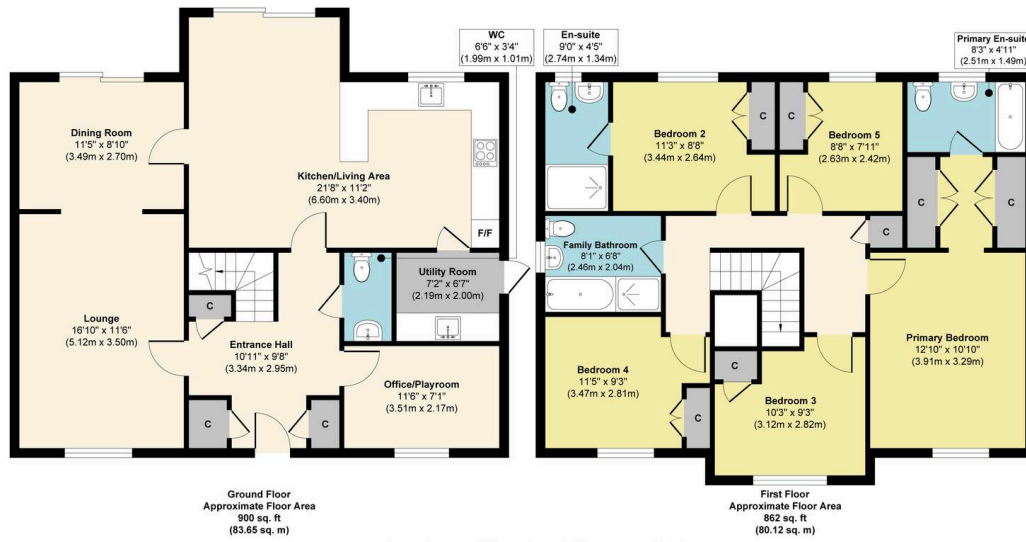
GARAGE

Double Garage

The detached double garage provides excellent additional storage and secure parking, ideal for modern family living. Positioned to the side of the property with convenient access from the driveway and rear garden, the garage offers versatile space suitable for vehicles, storage, a home gym or workshop if desired. The garage further benefits from two up-and-over doors for easy access.



1 Innes Gait, Edinburgh, EH17 8DD



Approx. Gross Internal Floor Area 1762 sq. ft / 163.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 82 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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