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31 Kaimes Avenue, Kirknewton, West Lothian, EH27 8AU

Tastefully Presented, Three-Bedroom, Mid-Terrace Home

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Property Description

Tastefully presented, three-bedroom, mid-terrace home, with gardens and an allocated parking space. Set on an elevated plot, with skyline views, in the charming rural village of Kirknewton, West Lothian.

Comprises an entrance hall, living room/dining, kitchen, two double bedrooms, a single bedroom and a family bathroom.

Highlights include a modern fitted kitchen and stylish bathroom, contemporary flooring and decor, gas central heating and double glazing.

With first-floor views northward to Fife, there are also multiple TV points and good storage including bedroom wardrobes and a loft space.

Externally, there are generous, low-maintenance, terraced gardens to the front and rear, incorporating patios, synthetic turf, a trampoline and two sheds.

A welcoming entrance hall leads into a tastefully presented living and dining room, set to the rear of the property and opening onto the garden via French doors. This bright, spacious reception room, benefits from handy built-in storage and provides generous, flexible space for a variety of comfortable lounge furniture as well as a dining table and chairs. Next door, a kitchen is fitted with contemporary gloss-white units and dark, marble-effect worktops and splashbacks and provides plumbing and space for a number of appliances.

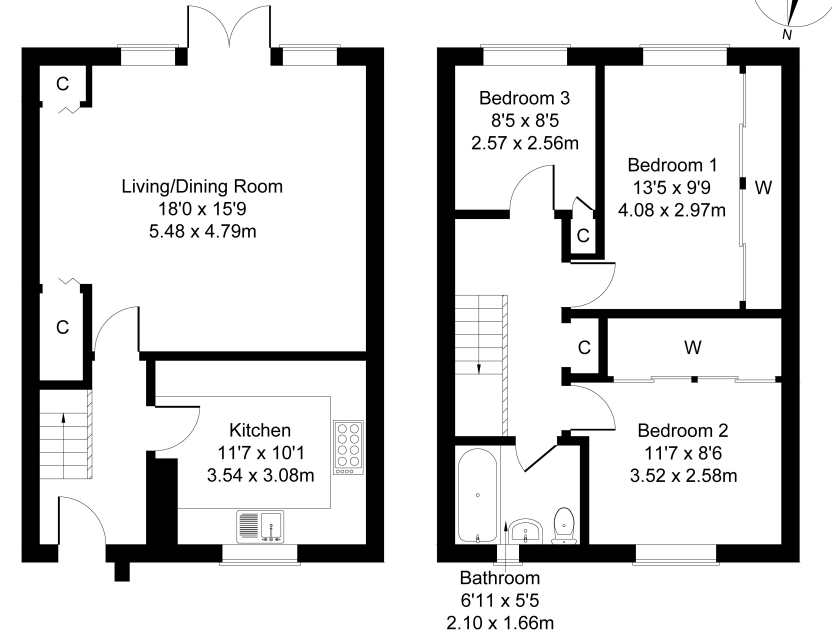
Upstairs, set off a landing with storage, two double bedrooms benefit from built-in wardrobe storage, whilst a single bedroom, with cupboard storage, offers a good-sized, versatile space.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and panel splash walls.

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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Kirknewton is a quiet village with a historic stone-built village centre and more recent modern developments on the periphery. Local shopping, a Post Office, a pub and a takeaway are available on Main Street, with further retail and supermarket shopping available in Livingston and on the western outskirts of Edinburgh, including Hermiston Gait and The Gyle. There is a village park with a children's playground, with leisure opportunities nearby including Dalmahoy, Ratho

Park and Hatton Sports Club, whilst the area naturally lends itself to country walks and other outdoor pursuits. The A71 and A70 provide good road links and Kirknewton has its own railway station for connections to Glasgow and Edinburgh, whilst a regular bus service operates to Livingston and Edinburgh from the village. Kirknewton has its own primary school, with well-regarded secondary schooling available at nearby Balerno High School.





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