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24 Smithy Brae, Kirknewton, West Lothian, EH27 8AQ

Tastefully Presented, Three-Bedroom, Mid-Terrace Family Home

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Property Description

Tastefully presented and well proportioned, three-bedroom, mid-terrace home with gardens. The property is located in a quiet cul-de-sac in the heart of the charming rural village of Kirknewton, West Lothian.

Comprises: an entrance hall, living/dining room, kitchen, three flexible bedrooms, and a shower room.

Features include a fitted kitchen, stylish bathroom, gas central heating, modern double glazing, and excellent storage provision including a loft.

Externally, there are low maintenance gardens to both aspects, including a three-terrace patio garden with decking, an externally accessed store, and an eclectic mix of flowering shrubbery.

A welcoming reception hall gives access to both public rooms, the carpeted stairway and to a built-in store cupboard. The bright and well-proportioned, dual-aspect living room has space for both lounge and dining furniture and gives secondary access to the kitchen.

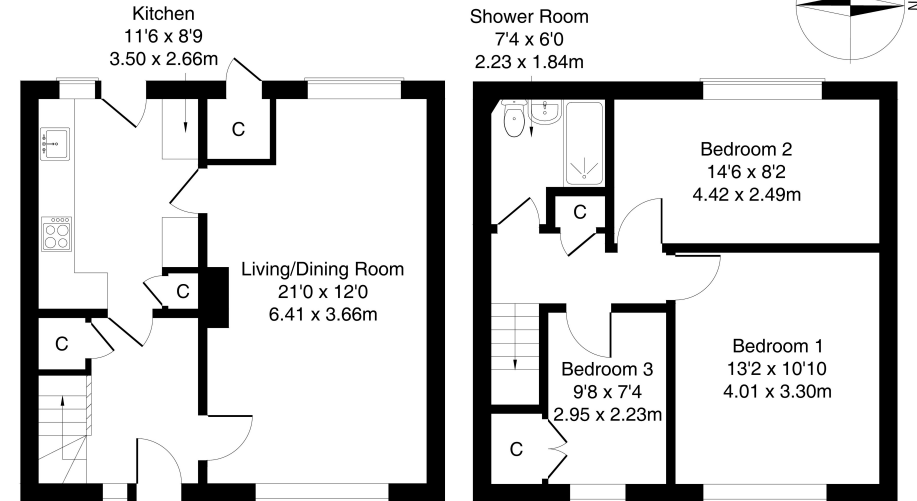
Tiled flooring continues from the hall into the kitchen, which has a door leading out to the garden, a built-in store and a modern pendant light fitting. The kitchen includes fitted units, stone-effect worktops, a sink with drainer, and an integrated electric oven and hob.

On the first floor, a hallway gives access to the three bedrooms, the shower room and to a built-in store cupboard. Two double bedrooms are set to either aspect, both with space for freestanding storage and carpeted flooring. A flexible third bedroom is set to the front, whilst a bright shower room has a modern two-piece suite, a large integrated enclosure with a rainfall showerhead, and recessed spot lighting.



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Approximate Gross Internal Area: (893 sq ft - 83 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 shops, a Post Office, pub and takeaway are available on the high 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 childrens' 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.





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