



13 Kaimes Crescent, Kirknewton, West Lothian, EH27 8AT

Immaculately Presented, Two-Bedroom, End-Terrace Home with Gardens & Driveway

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Property Description

Immaculately presented, two-bedroom, end-terrace home with gardens and a multi-vehicle driveway. Set on a generous, elevated plot with superb skyline views, in the charming rural village of Kirknewton, West Lothian.

Comprises an entrance hall, an open-plan living/dining room and kitchen, two double bedrooms, and a family bathroom.

Highlights include a stylish fitted kitchen and bathroom, contemporary flooring and lighting, and views of the Forth Estuary and Edinburgh Castle. In addition, there is gas central heating, slimline radiators, double glazing, multiple TV points, and a floored loft space.

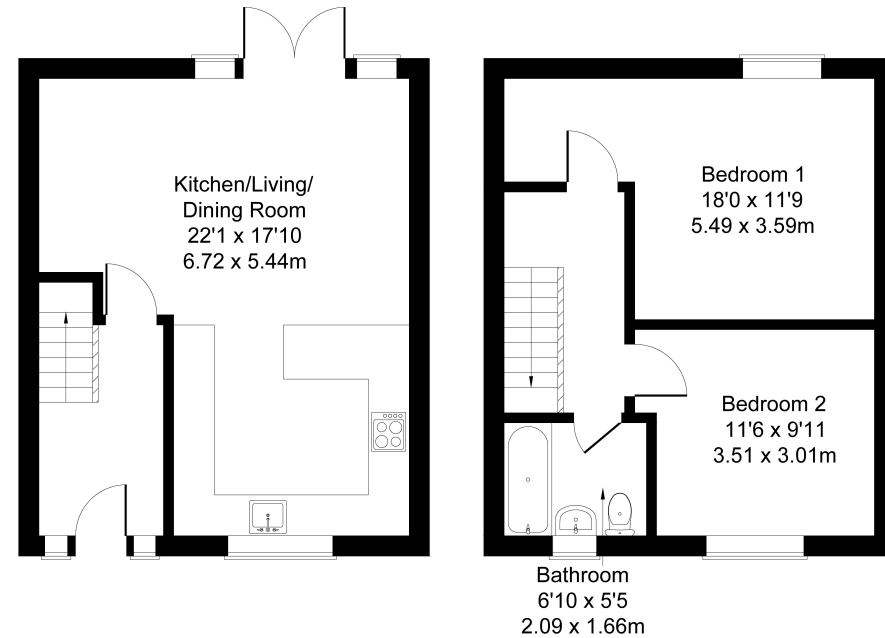
Externally, the property benefits from a lawn and multi-vehicle driveway to the front; whilst the large south-facing rear garden features a lawn, a wood-decked patio and further skyline views.

A welcoming entrance hall offers space for outerwear, and affords access to the open-plan public room and the carpeted stairs leading to the upper hall. With a dual aspect enjoying plentiful natural light, a spacious living/dining room and kitchen feature wood effect flooring, light decor, a central light fitting for the lounge, spotlighting for the kitchen, and French patio doors accessing the southerly-facing rear garden.

Set to the front, the kitchen is fitted with modern units and worktops, a splashback surround, a sink with drainer and pull-out tap, and a breakfast bar; whilst appliances include an integrated induction hob with extractor hood, eye-level oven and microwave, fridge/freezer, dishwasher and tumble dryer; and a freestanding washing machine.

On the upper floor, two double bedrooms are set to opposite aspects, with bedroom one to the rear offering a generous room size, finished with light decor, carpeted flooring and spotlighting; whilst bedroom two is set to the front, similarly well-finished. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, wall panel splash walls, and wood effect flooring.

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Estate Agents and Solicitors Approximate Gross Internal Area: (786 sq ft - 73 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, a 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 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, while Kirknewton also has its own railway station for connections to Glasgow and Edinburgh, and a regular bus service operates to Livingston and Edinburgh.





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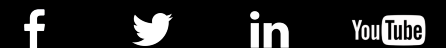
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