

Property Connections



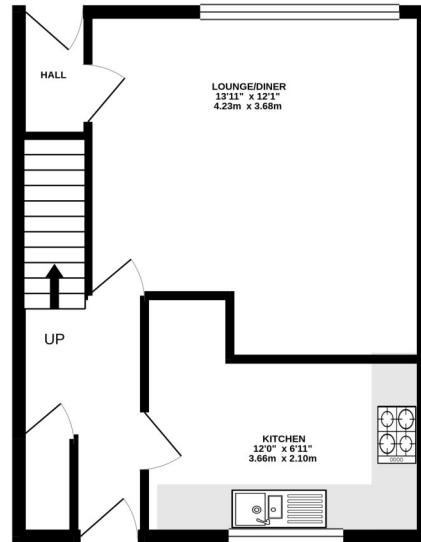
Estate Agent

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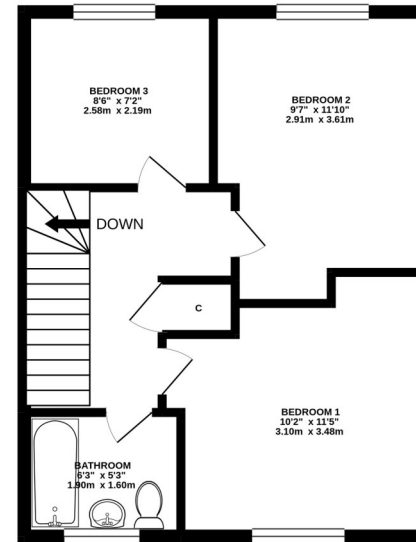


13 Kaimes Grove, Kirknewton

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ROOM MEASUREMENTS

- Entrance Hallway - 3.04 x 1.73
- Lounge - 4.23 x 3.68
- Kitchen/Diner - 3.66 x 2.10
- Upper Landing - 2.60 x 2.58
- Bedroom 1 - 3.10 x 3.48
- Bedroom 2 - 2.91 x 3.61
- Bedroom 3 - 2.58 x 2.19
- Family Bathroom - 1.90 x 1.60
- Rear Storage Room - 2.33 x 0.93

Niall McCabe & Property Connections are thrilled to welcome to the market this gorgeously styled 3-bedroom mid-terraced villa which has been decorated to an exacting standard & is in true 'walk-in condition'. The property is well placed for commuters and young families alike, it also offers truly plush accommodation throughout, spacious room sizes and a fully enclosed rear garden – complete with beautiful decked areas.

Kirknewton is a semi-rural conservation village, ideally placed for the commuter. It is about 5 miles from the Edinburgh Bypass and South Gyle and 3 miles from the Livingston town centre. There is also easy access to the A71, M8 and M9 motorway networks, with Edinburgh Airport about 7 miles away. The village benefits from having a railway station, which provides trains to Glasgow and Edinburgh and a regular bus service to Livingston and Edinburgh from the village. The local amenities include a village shop, Post Office, pharmacy, takeaway and a local pub as well as a playground and park. The local Kirknewton primary school is nearby and a school bus service transports secondary pupils to the highly regarded Balerno High School on the outskirts of Edinburgh.

Spacious entrance hallway decorated in elegant tones & offering easy access to the accommodation on this level & a stairway to the upper landing.

Located to the rear of the property the sun-drenched lounge/diner has been finished to an impeccable standard. Complete with its gorgeous feature wooden panelling, gorgeous finishings and luxurious floor coverings this is the ideal spot to relax after a long day. This spacious room is of generous proportions and offers ample floor space for various lounge & dining furniture formations. From here you gain easy access to the rear hallway and then onto the well-manicured rear garden.

The kitchen/diner is white high gloss with attractive wood worktop and eye-catching tile design. The room is situated at the front of the property and has lovely views over the pretty grass area. There is ample space for a breakfasting table. The sellers will also be leaving all white goods as a gesture of good-will for any prospective purchaser.

The rear hallway area is accessed via a door in the living-room, it could be used flexibly to suit the need of any individual purchaser. Such as; storage section, or working from home space. From here there is a rear door leading onto the garden.

Rising a carpeted staircase, the upper landing is both bright & airy. It gives easy access to all the bedrooms, family bathroom and the attic space. There is also a bespoke storage solution on this level.

The master bedroom is a vast size and offers a bespoke, feature wood panelling design. The décor is stylish neutral hues and there is a large window with breathtaking views right over to Fife & beyond. The room offers bedside lights, USB sockets and ample space for various furniture formations, central light fitting and a radiator.

The second bedroom is a great sized double and has been finished in lovely creamy tones with welcome bursts of greens & greys. There is ample space for fitted bedroom furniture and a large window with views over the rear garden.

The third bedroom is spacious and could be used flexibly to suit the individual purchaser, including a dressing room, home office or additional bedroom. It has been decorated in a trendy colour palette.

Completing the upper-level accommodation, the family bathroom is a luxurious 3-piece suite. There is a lovely light beige tile design with perfectly contrasting flooring, glazed window and chrome mixer taps.

Externally the property is accompanied by an allocated parking space & ample visitor parking. There is also lovely, professionally landscaped gardens. The front offers low maintenance artificial lawn, decked terrace & attractive planting. To the rear, the South facing garden is fully private and is bound by freshly painted fencing and further benefits from newly fitted decking and pretty, turfed section. There is also a purpose built BBQ decking area at the top of the garden.







**Whilst the above particulars are believed to be correct,
they are not warranted and do not form part of any contract.**