





This superb property provides great family accommodation, set in the delightful village of Kirknewton. Nestled in a quiet cul-de-sac, this exclusive development provides an ideal locale, close to local amenities. Sharon Campbell and RE/MAX property are delighted to bring this 3-bedroomed family home to the market, located in Roosevelt Road, Kirknewton, EH27 8AD.

Early Viewing is Recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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 east access to the A71, M8 and M9 motorway networks, with Edinburgh Airport about 7 miles away. The local neighbourhood offers a wide variety of amenities. 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. There are several pleasant walks locally within the surrounding countryside.

Front Garden and Parking

The welcoming approach has been recently landscaped to create useable space. There are three stepped beds, currently finished with decorative gravel and a large, paved area. Hedging and fencing encloses this area. Unrestricted parking is available.

Porch

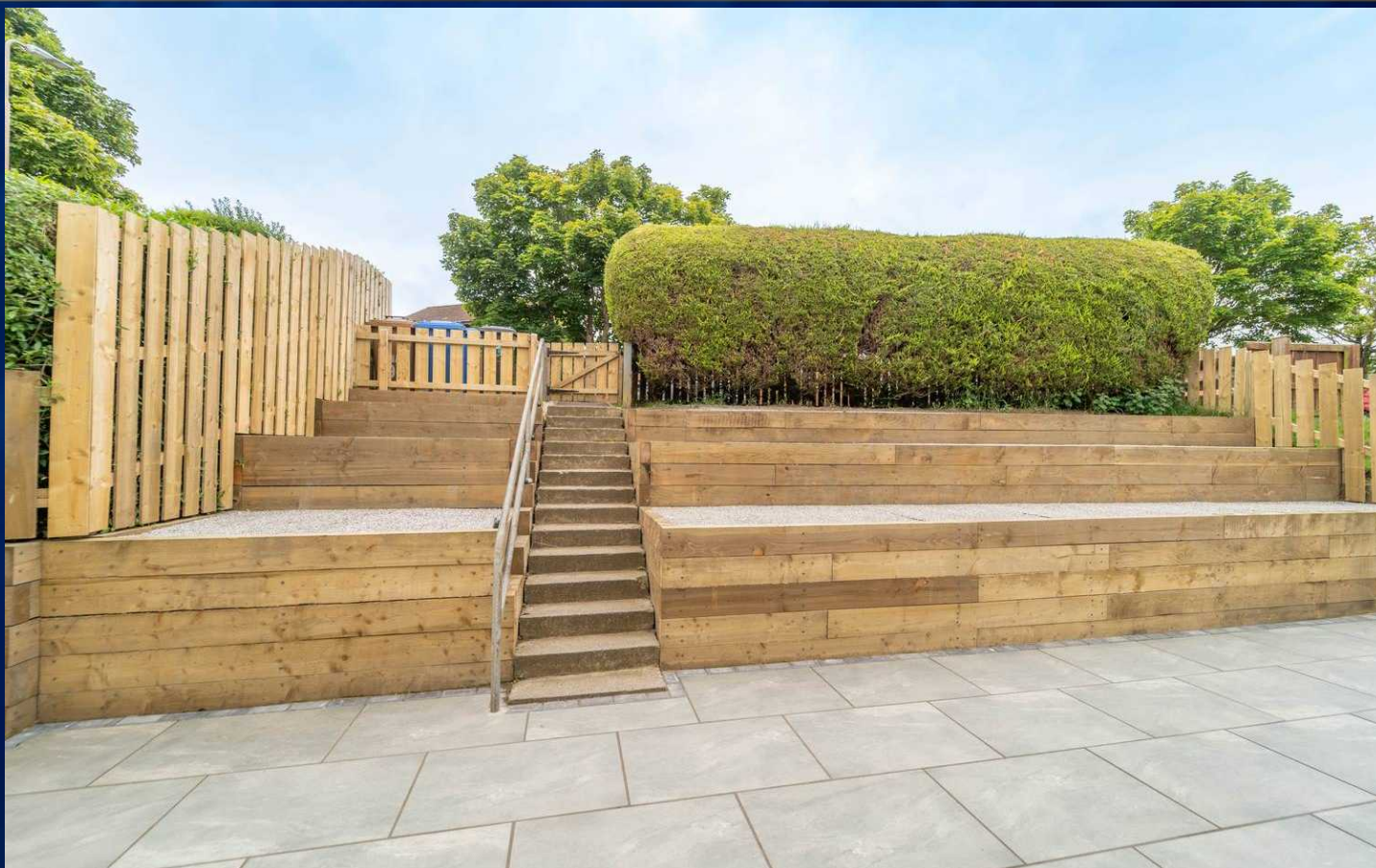
2.490m x 0.955m (08'02" x 03'01") Located to the front of the property, this useful addition is glazed on three sides, with access doors. An ideal area for additional storage, with tiled flooring.

Entrance Hallway

An inviting entrance is accessed from the porch, through a fully glazed UPVC door, allowing in lots of natural light. The contemporary décor begins with grey painted walls and co-ordinating laminate to the floor. A deep integrated cupboard provides more storage. Lighting is provided with a ceiling light with a radiator and a smoke detector completing this area.

Dining Lounge

8.069m x 4.487m (26'06" x 14'09") narrowing to 3.044m (09'11") This splendid room continues the contemporary décor with two feature walls and the remainder finished in neutral tones. The laminate flooring flows seamlessly between the two areas. Lots of natural light enters from the windows and glazed doors to the rear. A dual fuel stove has been fitted. A radiator, two ceiling lights, a smoke detector and power points are included.



Kitchen

4.054m x 2.385m (13'03" x 07'09") This splendid room has been recently upgraded to create a modern finish. There is an abundance of cashmere fronted wall and floor mounted units which complement the wood effect work surface and tiled splashbacks. The laminate flooring flows through from the hallway and the remainder of the walls have been neutrally painted. Large windows to the front allow in lots of natural light. A stainless-steel sink with mixer tap and drainer are fitted. Included in the sale is the integrated dishwasher, eye level electric oven and grill, as well as a four-ring induction hob and cooker hood. There is space for a large American-style fridge-freezer, washing machine and tumble dryer, which may be available under separate negotiation. Recessed ceiling downlights, a heat detector and power points complete the room.

Office

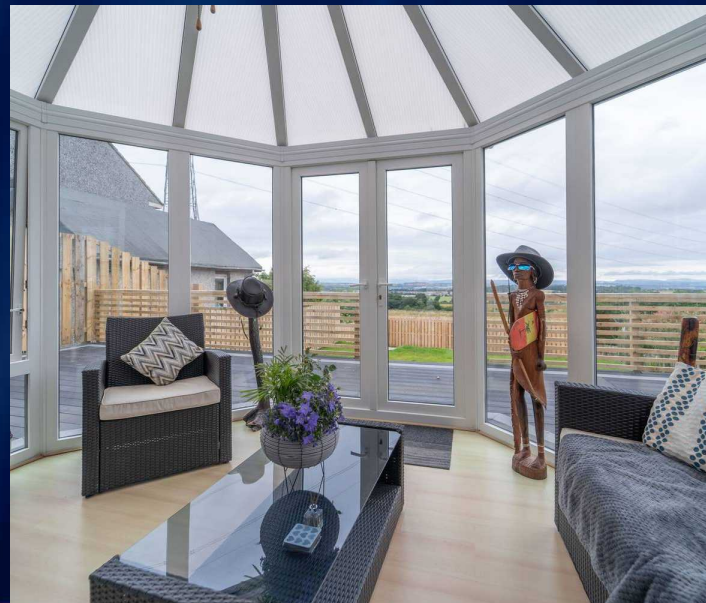
2.203m x 1.699m (07'02" x 05'06") An essential room for modern day living. The window looks out to the front of the property and bring in lots of natural light. Decorated with carpet to the floor and painted walls. Storage has also been created. Power points and a ceiling light finish this room.

Conservatory

3.591m x 2.628m (11'09" x 08'07") at maximum Located off the lounge, this room takes advantage of the superb views to the rear. With glazing on three sides and a door for access to the garden, this area is very bright. There is laminate to the floor, a ceiling light, with fan, and power points.

Stairs and Landing

The modern décor continues with a grey carpet on the stairs and landing and grey painted walls. Two integrated cupboards provide even more storage. A ceiling light, a wall light, a smoke detector, a carbon monoxide detector, a power point and access to the attic finish this area



Main Bedroom

4.031m x 3.693m (13'02" x 12'01") narrowing to 3.272m (10'08") This peaceful room has décor to enhance this feeling, with feature wall, three neutrally painted walls and a fully fitted grey carpet to the floor. Windows to the rear of the property allow in natural light with a ceiling light complementing this. A large four-door fronted wardrobe provides hanging and shelving space. A radiator and power points are included.

Second Double Bedroom

3.770m x 2.859m to wardrobes (12'04" x 09'04") plus door recess This lovely room has been finished with neutrally painted walls and a fully fitted carpet to the floor. Windows to the front of the property allows in natural light and this is further complemented by a ceiling light. An integrated double fronted wardrobe provides storage space. Power points and a radiator complete the room.

Third Double Bedroom

3.574m x 3.039m (11'08" x 09'11") narrowing to 2.832m (09'02") Taking full advantage of the views to the rear, the windows bring in lots of natural light. Decorated with painted walls and a carpet to the floor. An integrated double mirror fronted wardrobe provides storage. Power points, a ceiling light and a radiator are also supplied.

Bathroom

2.125m x 1.641m (06'11" x 05'04") This delightful room has been completely tiled to the walls and floor. The white suite features a wall mounted electric shower is fitted over a bath; a close coupled toilet and a wall mounted sink. A window to the front of the property allows natural light into the room and this is further complemented by recessed ceiling downlights. A chrome ladder radiator is also provided.



Rear and Side Garden

The gardens have only recently been landscaped to create a truly fantastic outdoor area. Composite decking creates a seating area for relaxing and entertaining. The steps pass two raised beds – currently finished with decorative stones – and lead to the large, grassed area. A second set of steps lead to a second seating area finished with paving and decorative gravel. Now a very practical garden with views of the surrounding area and Forth Bridges. The side area houses the shed on an area finished with paving.

Additional Items

Tenure: Freehold. Council tax Band: C. All fitted floor coverings, all window blinds, coal storage bunker, American fridge freezer, washing machine and tumble dryer, garden shed, conservatory furniture and the integrated kitchen appliances mentioned are included in the sale. Other appliances can be negotiated separately. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

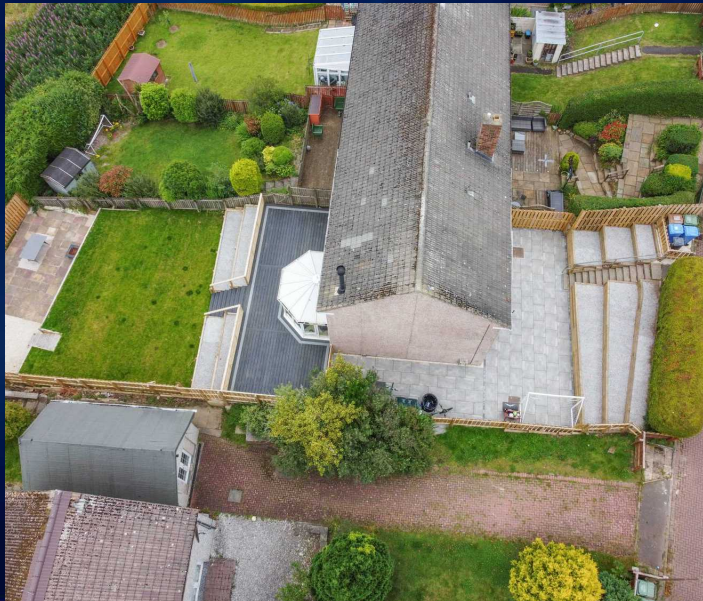
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

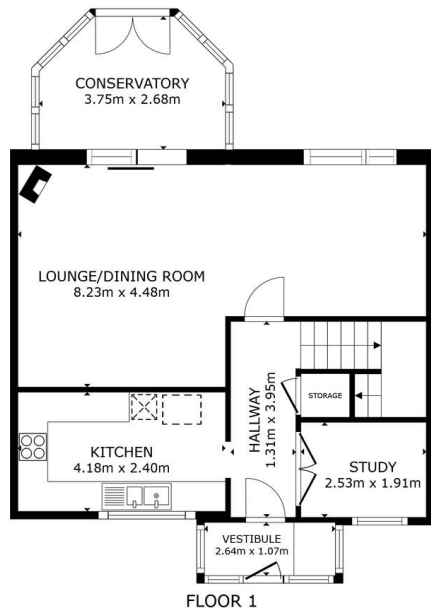
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens.

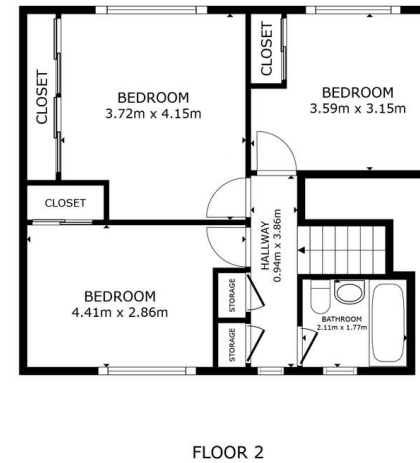


Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		83
(69-80)	C			(69-80)	C		
(55-68)	D		67	(55-68)	D		61
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



GROSS INTERNAL AREA
FLOOR 1 71.1 m² FLOOR 2 52.9 m²
TOTAL : 124.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1 71.1 m² FLOOR 2 52.9 m²
TOTAL : 124.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.