



Plot 1, 'The Blythe', Humbie Chalet Village, Kirknewton

Offers in Region of £185,000



LUXURY OVER 50'S RESIDENTIAL CHALETS FOR SALE IN KIRKNEWTON!

Niall McCabe & RE/MAX Property are overjoyed to present to the market this stunning chalet in Humble Chalet Village, Kirknewton – called 'The Blythe'. The property offers bespoke interiors and an impressive layout. It also features a multi-car driveway, a spacious wrap-around decked terrace, and a beautifully maintained lawn. Situated in the highly sought-after over-50s park home development, it combines luxury and comfort in a serene setting.

Geared specifically for the over 50s community, this appealing development is well-placed within easy reach of the amenities locally in Kirknewton. The property is situated in the Humble Chalet Village, which is a new & exclusive over 50s development, ideal for like-minded individuals. **Please Note;** the site is still under construction with rapid growth and development at the forefront by the owner.

Phase 1 will be ready for new residents to move in September 2024.

Discover a new chapter of life in this exclusive community, just minutes from Edinburgh Humble Chalet Village offers a prestigious gated lifestyle, nestled in the scenic Kirknewton countryside off the A71. Experience the perfect blend of tranquility, luxury, and convenience you've always desired.

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 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.

Freehold

Factor Fee – self managed factor with owner

Entrance Hallway

13' 11" x 3' 8" (4.25m x 1.12m)

Offering a truly breath-taking invitation to this chalet, the hallway is bright & airy – it has been beautifully finished in a crisp colour palette complete with contrasting marble tiled flooring. From here you access the entire internal accommodation.

Lounge/Kitchen/Dining Area

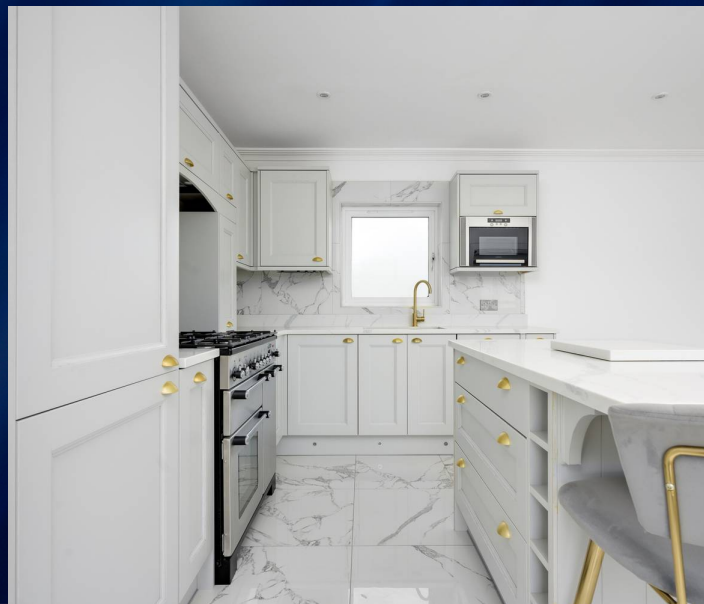
19' 4" x 13' 7" (5.89m x 4.14m)

Located on the right hand side of the chalet, here you enter the gorgeous 'hub' of the property – the kitchen/lounge/dining area. A stunning spot with dual aspect windows, perfect to relax eat & entertain! The kitchen is exceptionally well-equipped with a large range of 'Shaker' style cabinetry complete with contrasting Marble worktop, impressive cooker & a range of appliances – there is also a handy breakfasting bar. Whilst the lounge is adjacent it also is an amazing spot to relax with a glass of wine after a long day to enjoy your countryside views! The room is characterised by its lovely feature fireplace and stunning feature lighting.

Bedroom 1

13' 7" x 10' 11" (4.14m x 3.33m)

Beautiful principal bedroom enjoying stunning French doors which lead onto the serene, decked terrace. The room enjoys a fresh finish with plush carpeting, neutral wall coverings & ample fitted storage.



Bedroom 2

9' 7" x 7' 0" (2.92m x 2.14m)

A further double room finished to a high standard, with a rear facing window this room bathes in natural light. There is ample floorspace for various furniture formations and could be utilized for several uses including a 2nd bedroom, dressing room or reading area.

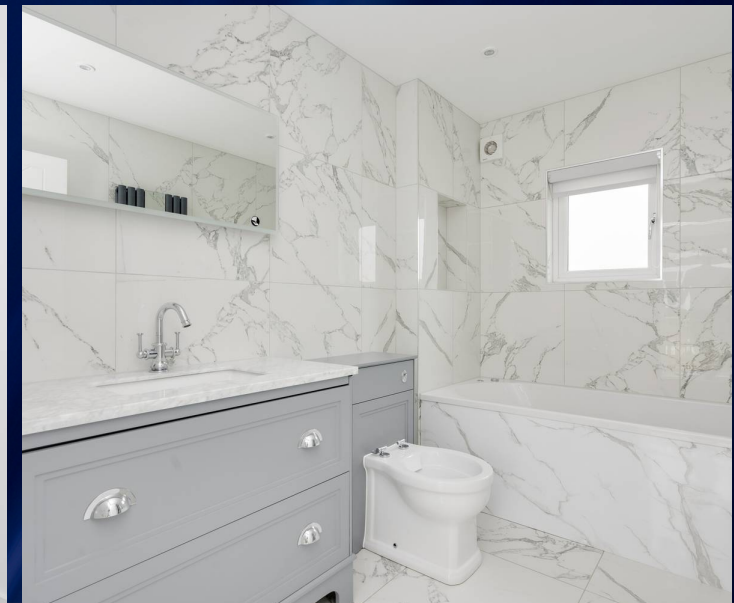
Family Bathroom

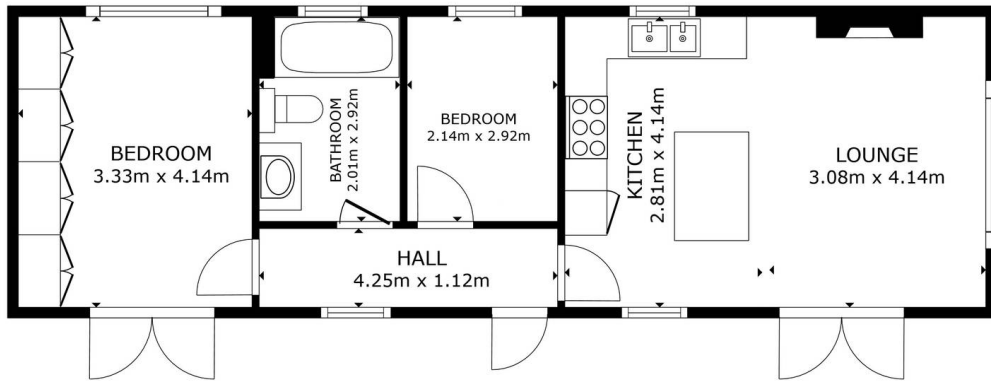
9' 7" x 6' 7" (2.92m x 2.01m)

Gorgeous 3-piece family bathroom which has been fully tiled with stunning Marble. The room comprises; large jacuzzi bathtub, wash hand basin sunk into a charming vanity & W.C – there is also a glazed window flooding the space with light.

Exterior

Externally, the property stands proudly on a sizeable and versatile plot. There will be a large driveway offering off-street parking, a turfed section enjoying space to relax in the afternoon sunshine & to the front there is a stunning 2-sided decked terrace with takes in the surrounding views & country just perfectly!





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 57.0 m²
TOTAL : 57.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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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.