





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

Niall McCabe and RE/MAX Property are delighted to introduce 'The Blythe,' a stunning Pre-Loved chalet located in the picturesque Humber Chalet Village, Kirknewton. This exceptional property boasts bespoke interiors and a thoughtfully designed layout. Highlights include a multi-car driveway, an expansive paved terrace, and a meticulously maintained lawn. Nestled within the highly desirable over-50s park home development, this chalet offers the perfect blend of luxury, comfort, and tranquillity.

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 Humber 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. Humber Chalet Village offers a prestigious gated lifestyle, nestled in the scenic Kirknewton countryside off the A71. Experience the perfect blend of tranquillity, 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.

Factor Fee – self managed factor with owner

Council Tax Band – A

Freehold/Leasehold- N/A

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.

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Entrance Hallway

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

This lovely, fresh entrance hallway impresses with stunning flooring and offers seamless access to all accommodations, setting a welcoming tone for the rest of the home.

Lounge/Kitchen

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

This open-plan lounge and kitchen exudes modern elegance, featuring stylish wall coverings, and luxurious Click-Laminate flooring that seamlessly transitions between spaces. Bathed in natural light from multiple aspect windows, the large kitchen boasts sleek high-gloss units, while the cozy lounge invites relaxation with views onto the charming terrace, blending indoor comfort with outdoor living.

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.

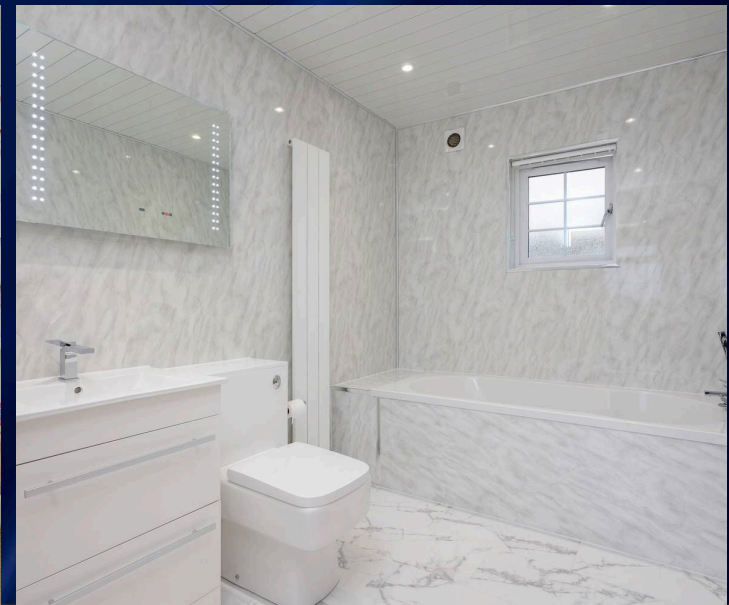
Family Bathroom

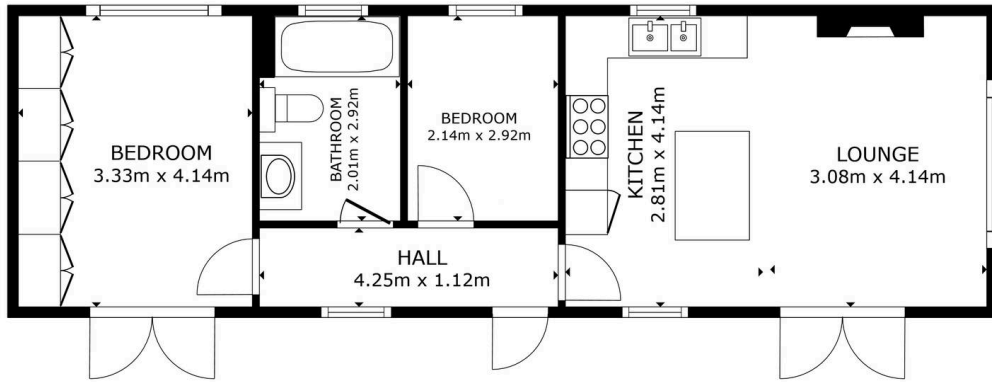
9' 7" x 6' 7" (2.92m x 2.01m)

This modern 3-piece bathroom features sleek panelled walls and a striking contrasting floor design, delivering a fresh, contemporary feel.

Exterior

Externally, the property is situated on an impressive wrap around plot complete with multi-car driveway, large lawn section and a beautiful custom paved terrace – with impressive views over the surrounding area, this is the ideal spot to relax and entertain Al-Fresco.





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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