



123 Meadowbank Road, Kirknewton, Midlothian EH27 8BH
Offers Over £194,500



4 Greendykes Road, Broxburn, EH52 5AG
Tel: 01506 852000
info@knightbain.co.uk
www.knightbain.co.uk



This delightful Three Bedroom detached property is perfectly situated within a well sought after residential development which enjoys south-facing rear gardens, further enhanced by open countryside views. The front door opens to a welcoming hallway with staircase leading to upper level. The well proportioned Lounge lies to the front of the property with picture window providing an abundance of natural light. To the rear lies the the spacious Kitchen/Dining Room which enjoys relaxing views via Patio Doors over the fully enclosed rear garden and the delightful rolling fields beyond. The Kitchen offers pristine white fitted base and wall mounted units with stylish complimentary work-surfaces and tiled backdrop. Ascending to the Upper Level leads to a stylish contemporary modern Bathroom featuring white modern three piece suite and stylish floor and wall tiles. The property offers two Double Bedrooms both with built in wardrobe storage and a single Bedroom. Externally the property also benefits from a spacious driveway parking. Early viewing is indeed recommended to appreciate this well appointed property. EPC D

Entrance
Entrance via wooden door leading to lower hall. Carpeted staircase leading to upper level. Internal door leading to Lounge.

Lounge
14'9" x 13'11" (4.50m x 4.24m)
Decorating in soothing neutral tones and neutral quality carpeting creating a relaxing family room. Ample space for a range of free standing furniture.

Kitchen/Diner
17'4" x 8'2" (5.28m x 2.49m)
Featuring a generous range of modern white base and wall mounted units with contrasting dark sparkle work-surface and tiled backdrop. Gas hob set below stainless steel chimney style cooker hood and electric oven. Stylish black

glass sink set below window. Free standing Fridge-Freezer and Washing Machine are included. Stylish laminate flooring. The dining area offers patio doors leading to the garden.

Upper Level
Carpeted staircase leading to upper level. Attic hatch with Ramsay ladder. Linen cupboard.

Bathroom
7'3" x 5'5" (2.21m x 1.65m)
Featuring modern white three piece suite comprising Bath with mains shower over and bi-folding screen, dual flush WC and wall hung wash-hand basin. Chic contemporary wall tiling with mosaic feature and high gloss sparkle floor tiling. Opaque window.

Bedroom One
12'3" x 9'7" (3.73m x 2.92m)
Located to the rear of the property which enjoys view of the open countryside. The room is styled with neutral decor and carpeting and also benefits from double mirrored fitted wardrobes.

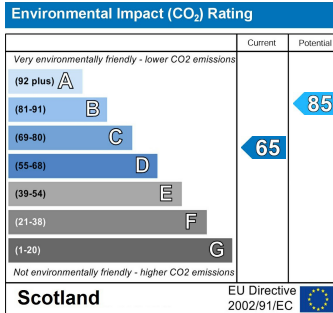
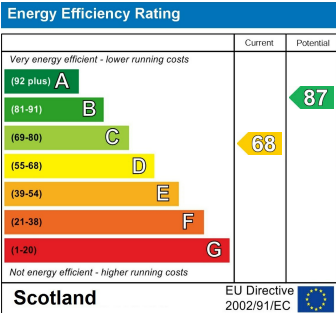
Bedroom Two
9'6" x 8'7" (2.90m x 2.62m)
The second double bedroom is located to the front. Fitted wardrobe storage. Striking decor. The room is also carpeted.

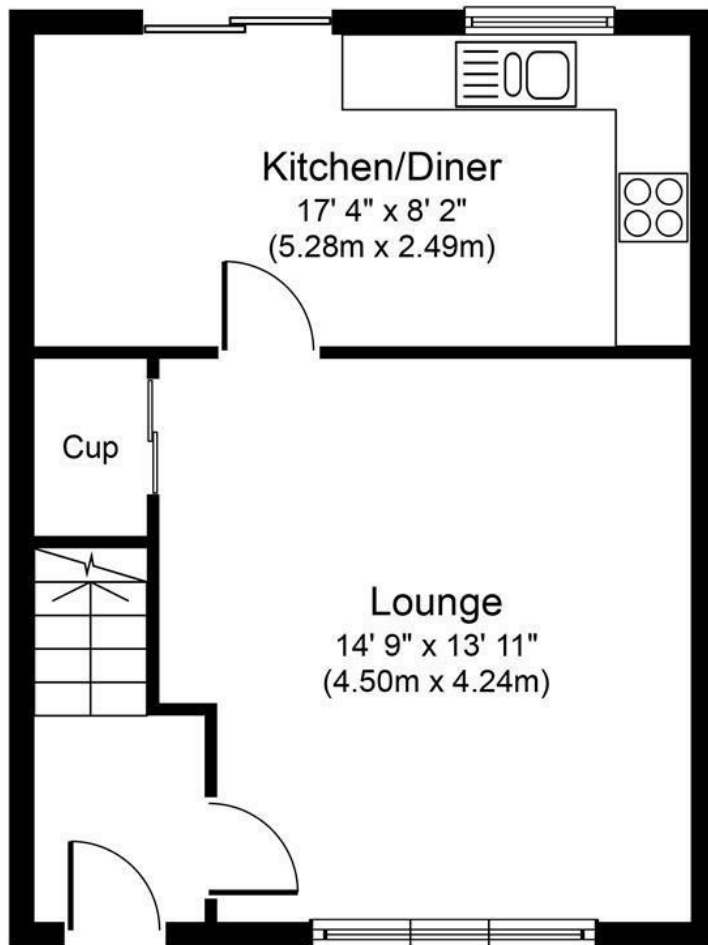
Bedroom Three
8'3" x 7'5" (2.51m x 2.26m)
Located to the rear of the property this well proportioned single bedroom offers neutral decor and carpeting.

Gardens & Driveway
Externally the property benefits from a spacious driveway with an area of lawn and feature planting. The fully enclosed rear garden offers a south-facing orientation with mature planted border. An area of decking, lawn and paving. The garden offers a high degree of privacy.

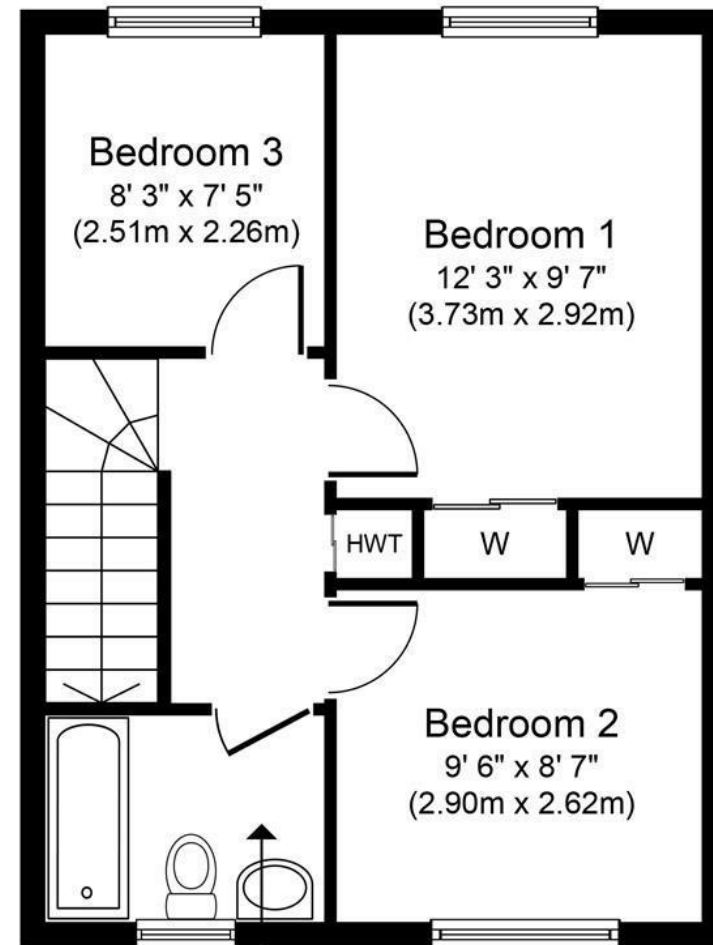
Location

Kirknewton is a semi-rural conservation Village ideally placed for the commuter. It is approx 5 miles from the Edinburgh Bypass and South Gyle and approx 5 miles to Livingston Town Centre. There is also easy access to the A71, M8 and M9 motorway network and Edinburgh Airport. The Village benefits from a Railway Station which provides direct trains to Glasgow and Edinburgh. Schooling falls within the catchments for Kirknewton Primary School and a school bus service transports secondary pupils to the highly regarded Balerno High School.





Ground Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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