



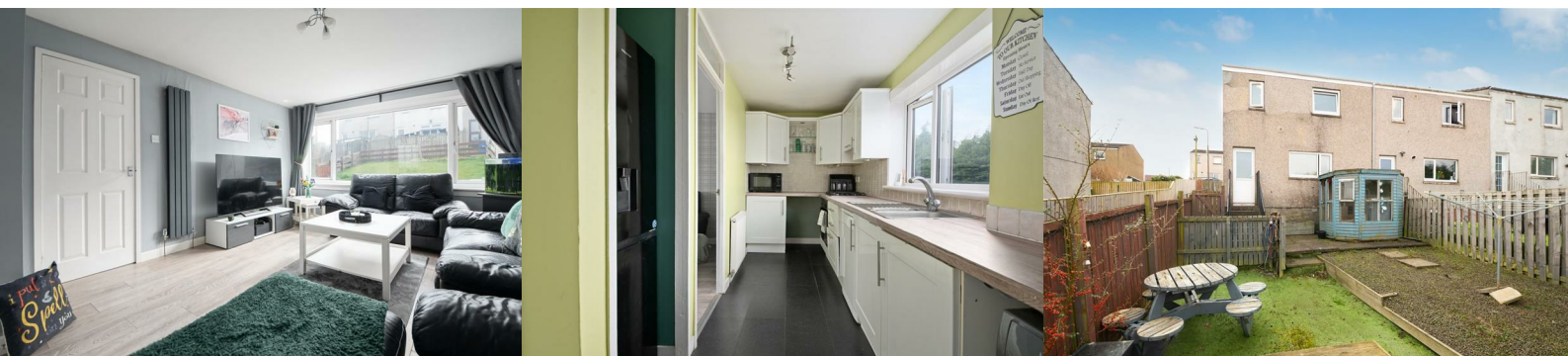
## 43 Kaimes Crescent

Kirknewton, EH27 8AT

Offers over £168,000



We welcome to the market this 3 bedroom end terraced property in the popular village of Kirknewton, offering a wonderful home for a young family to grow into. Perfectly set for commuting professionals, the village is a short journey back into Edinburgh that is well-connected via the A71 and a train station within the village. A range of local amenities and schooling aid everyday convenience whilst the larger nearby town of Livingston is easily accessible by car. Scenic countryside surrounds the area and with nearby Almondell Country Park on the doorstep of the village, this is the ideal location for those looking to escape the hustle and bustle of the city yet remain connected to all the major requirements.



Client Comments

"The house is in a nice, quiet, family friendly area with good neighbours. Its only 10 mins to Livingston Centre, 15 mns east to Edinburgh and the airport and 5 mins from East Calder where there are more shops and restaurants. The village has local amenities like a shop, pharmacy, post office, pub and community centre and there are good train and bus services. There are also nice areas to walk around which is handy for us having a dog."

Description

The property is a well-proportioned home that is ideal for a first time buyer or those looking to make their move up the property ladder. A generous main living room is a comfortable space to relax and unwind, with the fitted kitchen to the rear equipped with a range of storage cabinets and space for all the essential appliances. The view from the kitchen window offers a wonderful outlook to the rear, with the 3 bridges at South Queensferry easily visible on a clear day. On the upper level are the 3 bedrooms, with 2 larger doubles perfect for a relaxing nights sleep and a smaller single room that would be well suited for a nursery or home study space. The family bathroom includes a 3 piece white suite, with an electric shower mounted above the bathtub for everyday convenience. Gas central heating and double glazing throughout offer further practical comfort, whilst good storage on both levels perfectly meets the needs of busy family life. Externally there are enclosed garden grounds at both the front and rear to offer something for all tastes, with an enclosed rear featuring a summer house, garden shed and decked terraced for enjoying the best of the evening sunshine. Shared parking spaces can be found on-street nearby, whilst National Cycle Route 75 runs through the village for cycling enthusiasts keen to utilise the network.

Location

The conservation village of Kirknewton lies around 10 miles to the south-west of Edinburgh city centre and is well connected for those commuting throughout the central belt, with good road links and a train station providing flexible travel options. The village caters for everyday needs including a primary school, pharmacy and convenience store whilst nearby Livingston offers excellent shopping and recreational facilities. A library and sports centre can be found a short drive away in East Calder. Those looking to enjoy the beautiful countryside surroundings can visit nearby Almondell Country Park or head south to explore the Pentland Hills.

Entrance Hall 14'3" x 5'8" (4.36m x 1.73m)

Living Room 16'3" x 11'9" (4.96m x 3.60m)

Kitchen 16'2" x 6'3" (4.93m x 1.93m)

Bedroom 1 12'2" x 11'8" (3.73m x 3.56m )

Bedroom 2 10'4" x 9'3" (3.16m x 2.84m)

Bedroom 3 8'10" x 7'2" (2.70m x 2.20m)

Bathroom 6'5" x 5'2" (1.98m x 1.60m)

Extras

All blinds, light fittings, floor coverings, washing machine, fridge-freezer, wardrobe in spare room, TV unit and sofa bed included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £175,000

Total Floor Area: 74m2 (800 ft2)

Parking: Shared

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website [www.browncoproperties.co.uk](http://www.browncoproperties.co.uk). A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

