



45 Main Street

Kirknewton EH27 8AH

Offers Over £229,995

**Caesar & Howie**  
*Solicitors & Estate Agents*





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This is a rare opportunity to purchase a traditional three bedroom terraced cottage. Ideally situated within the heart of Kirknewton, the property is bursting with an abundance of charm and character. It boasts a downstairs bedroom, fully fitted kitchen and open plan living/dining area which has a glazed door leading to the enclosed, south facing rear garden. It is ideally located within easy reach of all local amenities, schooling at all levels and is in the catchment for Balerno High School. Excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position.

- **Entrance hallway**
- **Open plan lounge/dining room**
- **Kitchen**
- **Three bedrooms**
- **Bathroom**
- **Rear garden**
- **GCH & DG**
- **Council Tax Band: C**
- **Energy Efficiency Rating: TBC**

Extras: All floor coverings, blinds and light fittings. White goods in kitchen. No warranties/guarantees will be provided.

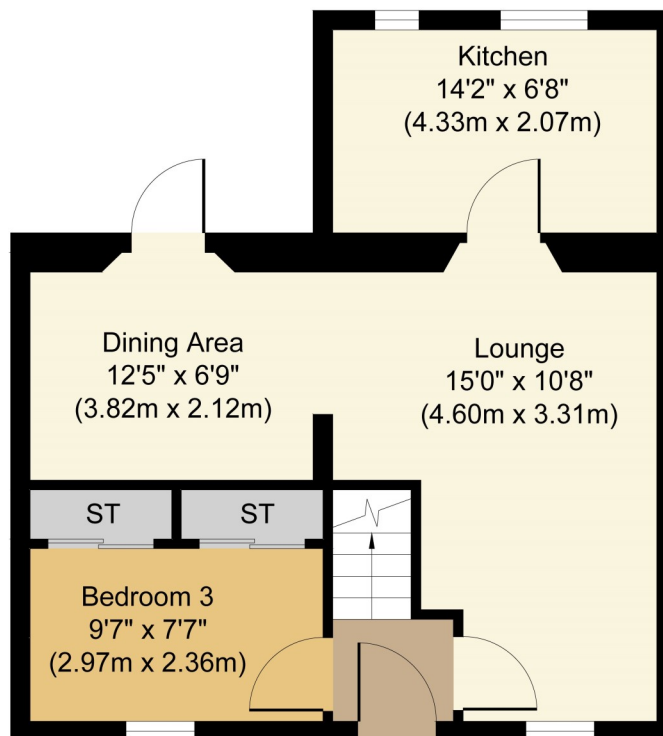
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)



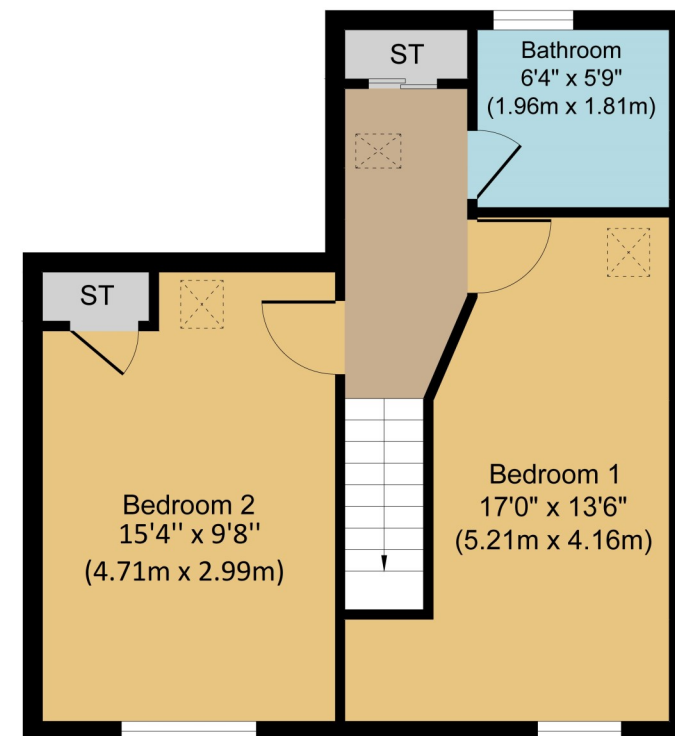




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Ground Floor



First Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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