

9 Hillhouse Wynd, Kirknewton, EH27 8BU



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Description

A rare opportunity has arisen to acquire a superb detached villa, of immense appeal, forming part of a small exclusive mature development and offering spacious and versatile living space over two levels. The property is set within a charming village with a great local community and is conveniently located for an easy commute to Glasgow and Edinburgh by both road and rail. This impressive home boasts stylish interior with quality finishes and offers fantastic, contemporary space both inside and out, perfect for entertaining and family life.

- Welcoming reception hallway
- Spacious first floor level living room
- Well equipped kitchen/breakfast room with adjoining utility room and access to integral garage
- Formal dining room
- Master bedroom with fitted wardrobes and en-suite shower room
- Three double bedrooms
- Larger than average family bathroom with separate walk-in shower
- Gas central heating and double glazing
- Enclose south-west facing rear garden
- Double garage with power and light

Extras

All light fittings and shades, blinds, curtains (except those in the master bedroom, en-suite, study and living room), double oven, hob, cooker hood, dishwasher and fridge/freezer are included in the sale.

Factor

The development is factored by Hacking & Paterson for approx. £60 per quarter. This includes maintenance of communal areas.



Location

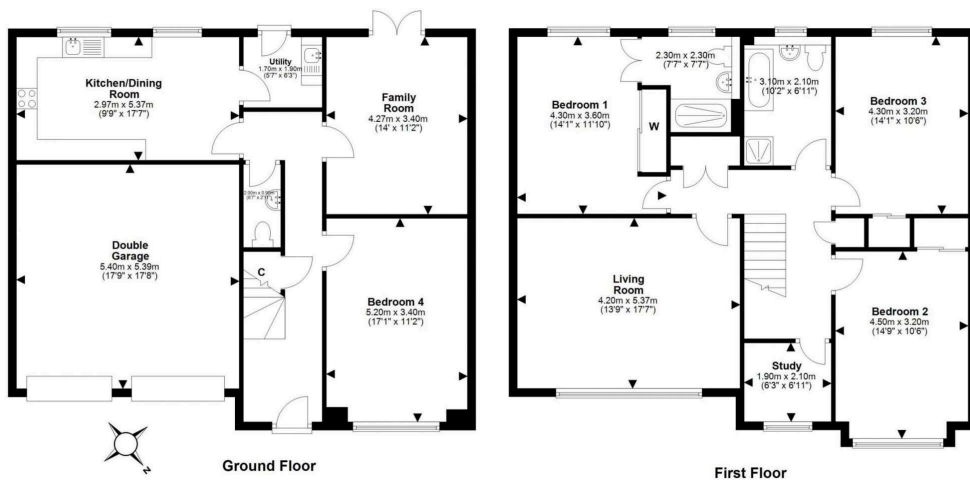
Kirknewton is a historic conservation village with a strong community spirit which has evolved into very popular commuter town due to its bus and rail connections into central Edinburgh (10 miles). It is semi-rural being set back from the A71 and offers delightful countryside walks. There is a local shop, primary school (with nursery) and several recreational pursuits including horse riding miles from the Livingston town centre. There is also easy access to the A71, M8 and M9 motorway network, with Edinburgh Airport about 7 miles away. The village benefits from having a railway station, which provides direct 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 catchments for Kirknewton are the local Kirknewton Primary school and a school bus service transports secondary pupils to the highly regarded Balerno High School, on the outskirts of Edinburgh.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: D





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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