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Fixed Price

£261,000

25 Meadowbank Road

Kirknewton | West Lothian | EH27 8BH

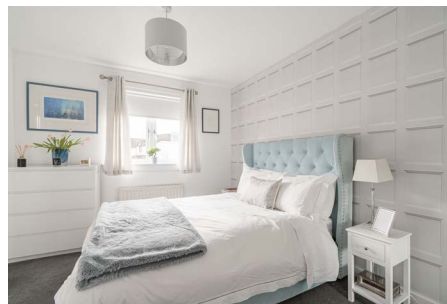
This spacious, truly stunning detached family home with private gardens, driveway and garage is situated within a quiet cul-de-sac setting close to excellent commuting links and local amenities. The accommodation is presented to the market in true move-in condition.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private gardens
-  Garage & Driveway
-  EPC Band - D
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance vestibule, spacious and bright lounge, open plan to light and airy dining room with French doors providing direct access to the rear garden, stylish fitted kitchen with excellent pantry cupboard and door providing access to the side, well proportioned principal bedroom with mirrored fitted wardrobes and en-suite shower room, two further good sized bedrooms both with fitted wardrobes and modern family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker, washing machine, fridge/ freezer and dishwasher.

Gardens, Driveway & Garage

The property is situated on a corner plot and benefits from well maintained private gardens to the front, side and rear of the property. A Driveway to the front provides off-street parking together with a single garage.

Viewing

By appointment through Neilsons 0131 625 2222.





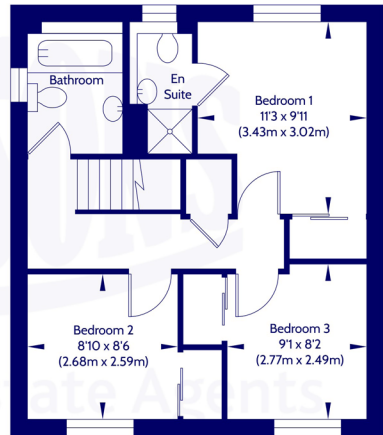
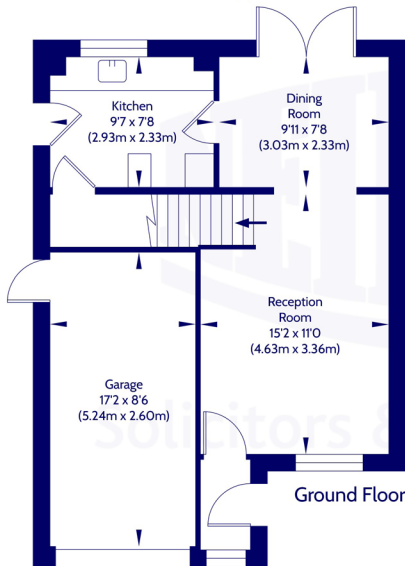
Location

The small village of Kirknewton sits to the south of the A71 road, approximately four and a half miles west of Edinburgh's city boundary, between Balerno and East Calder. The property falls within the catchment area of the highly regarded Balerno High School and there is a well respected primary school in Kirknewton itself. Some local amenities are available, while more comprehensive facilities can be found at the Gyle and Almond Vale Shopping centre in nearby Livingston. The commuter is served by a local railway station in the village, while Heriot Watt University at Riccarton Campus and the RBS headquarters are within comfortable driving distance. Leisure and recreational facilities are well catered for with Ratho golf course and Dalmahoy Country Club just a few miles away. The nearby city by-pass offers fast routes to the International Airport, the M8 and M9 motorways, the south and east sides of Edinburgh.





Approx. Gross Internal Floor Area 78.07 Sq M / 840 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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