



Solicitors & Estate Agents










Offers Over

£160,000

81 Kaimes Crescent

Kirknewton | West Lothian | EH27 8AT

Situated in the charming rural village of Kirknewton, this three-bedroom mid-terrace property offers well-proportioned accommodation with the added benefits of private gardens and an allocated parking space. The home represents an excellent opportunity for first-time buyers or families seeking a welcoming and practical living environment.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The property opens with a hallway and staircase leading to the upper level. To the rear, a spacious reception room provides ample space for both relaxation and dining, finished with laminate flooring and direct access to the enclosed garden. The kitchen is fitted with a range of wall and base units, complemented by contrasting black worktops, and includes a free-standing cooker with five-burner gas hob.

Upstairs, two bedrooms are set to the rear of the property. One is a generously sized double, while the other is a well-proportioned single, perfectly suited for use as a nursery, study, or home office. A further double bedroom is positioned to the front. The upper hallway also provides access to two shelved cupboards and an attic hatch, offering valuable storage. Completing the accommodation is a fully tiled bathroom fitted with a three-piece suite and thermostatic shower over the bath. This appealing property combines comfortable interiors with useful outdoor space in a sought-after village setting, making it a great choice for a starter family home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a decorative, low-maintenance front garden and an enclosed rear garden, which is largely laid to patio and includes a substantial timber shed. The home also enjoys an allocated parking space located a short walk away, with on-street parking available nearby.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

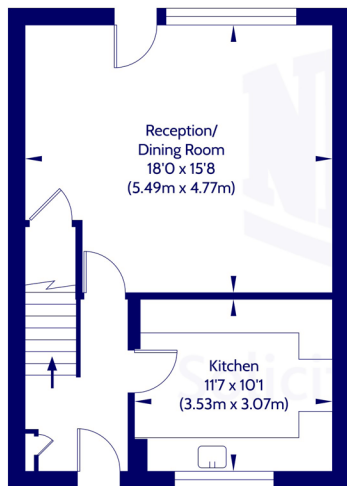
The small village of Kirknewton sits to the south of the A71 road, approximately four and a half miles west of Edinburgh's city boundary, between Balerno and East Calder. The property falls within the catchment area of the highly regarded Balerno High School and there is a well respected primary school 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.



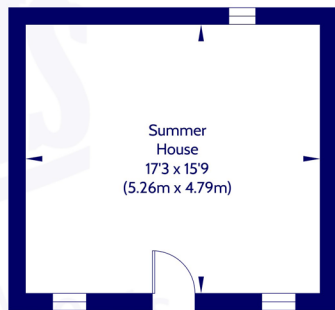
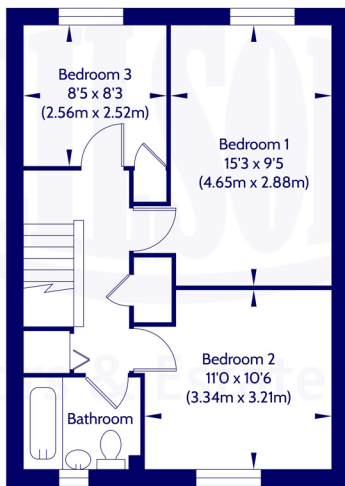


Approx. Gross Internal Floor Area 88 Sq M / 940 Sq Ft.

Ground Floor



1st Floor



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.



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