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Offers Over

£149,995

21 Smithy Brae

Kirknewton | West Lothian | EH27 8AQ

Situated in a quiet residential area, this two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers or those seeking a manageable home with private outdoor space. While the property would benefit from a degree of cosmetic upgrading, it offers a solid layout, attractive countryside outlooks, and a convenient setting within easy reach of local shops, schools, and recreational facilities. The location provides a peaceful living environment away from the hustle and bustle, yet remains well connected to surrounding areas.

 2 Bedrooms

 1 Public room

 1 Bathroom

 Private Gardens

 On-street parking

 EPC Rating – D

 Council Tax Band – B



Description

The entrance hallway leads to the main accommodation and staircase to the upper level. A bright dual-aspect reception and dining room forms the heart of the home, featuring a fireplace and glazed doors which open directly onto the rear garden. The kitchen, also positioned to the rear, is fitted with a selection of wall and base units, with space for free-standing appliances and further access to the garden. On the upper floor, there are two generously sized double bedrooms. The rear-facing bedroom benefits from built-in wardrobes and enjoys open views across the surrounding countryside. The second double bedroom, set to the front, includes useful storage. The bathroom comprises of a white three piece suite with wet wall paneling with electric shower over the bath. Further benefits include a gas central heating system and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the free standing cooker.

Gardens and parking

To the rear of the property lies an enclosed private garden, laid to patio and lawn, with open countryside beyond providing an appealing backdrop. On-street parking is available to the front of the property.

Viewing

By appointment with Neilsons on 0131 625 2222.





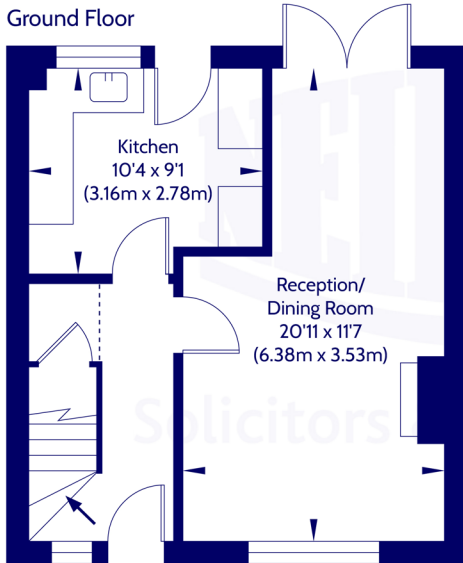
Location

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.

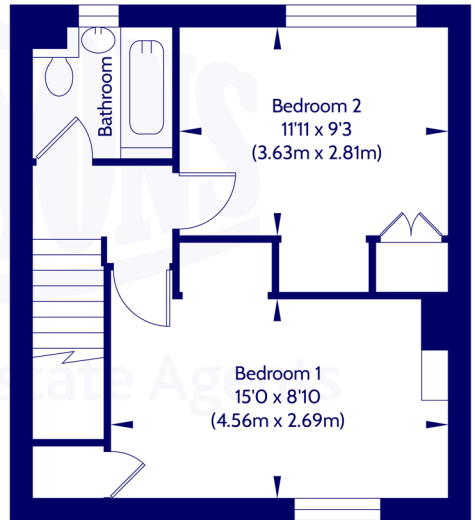


Approx. Gross Internal Floor Area 72 Sq M / 770 Sq Ft.

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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