



Plot 3, 'The Blyth' Humble Chalet Village, Kirknewton

Offers in Region of £146,000



**\*LUXURY OVER 50'S RESIDENTIAL CHALETS FOR SALE IN KIRKNEWTON!\***

Niall McCabe & RE/MAX Property are overjoyed to present to the market this stunning chalet in Humble Chalet Village, Kirknewton – called 'The Blyth'. The property offers bespoke interiors and an open-plan layout. It also features a multi-car driveway, a spacious decked terrace, and a beautifully maintained lawn. Situated in the highly sought-after over-50s park home development, it combines luxury and comfort in a serene setting.

Geared specifically for the over 50s community, this appealing development is well-placed within easy reach of the amenities locally in Kirknewton. The property is situated in the Humble Chalet Village, which is a new & exclusive over 50s development, ideal for like-minded individuals. Please Note; the site is still under construction with rapid growth and development at the forefront by the owner.

Phase 1 will be ready for new residents to move in September 2024.

Discover a new chapter of life in this exclusive community, just minutes from Edinburgh. Humble Chalet Village offers a prestigious gated lifestyle, nestled in the scenic Kirknewton countryside off the A71. Experience the perfect blend of tranquility, luxury, and convenience you've always desired.

Kirknewton is a semi-rural conservation village, ideally placed for the commuter. It is about 5 miles from the Edinburgh Bypass and South Gyle and 3 miles from the Livingston town centre. There is also east access to the A71, M8 and M9 motorway networks, with Edinburgh Airport about 7 miles away. The village benefits from having a railway station, which provides 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 local Kirknewton primary school is nearby and a school bus service transports secondary pupils to the highly regarded Balerno High School on the outskirts of Edinburgh.

Freehold

Council Tax Band A

Site Fee £150 pcm, not paid until January 2025 – MOVE IN INCENTIVE!

### Hallway

14' 10" x 4' 2" (4.52m x 1.27m)

This lovely, fresh entrance hallway impresses with stunning flooring and offers seamless access to all accommodations, setting a welcoming tone for the rest of the home.

### Lounge/Kitchen

21' 4" x 11' 8" (6.50m x 3.55m)

This open-plan lounge and kitchen exudes modern elegance, featuring stylish panelled walls and luxurious split flooring that seamlessly transitions between spaces. Bathed in natural light from multiple aspect windows, the large kitchen boasts sleek high-gloss units, while the cozy lounge invites relaxation with French doors that open onto a charming terrace, blending indoor comfort with outdoor living.

### Bedroom 1

11' 11" x 9' 0" (3.64m x 2.75m)

The impressive master bedroom boasts dual aspect windows, elegant wall coverings, and plush carpets, creating a luxurious and serene retreat filled with natural light.

### Bedroom 2

8' 6" x 7' 8" (2.60m x 2.34m)

This spacious second bedroom, finished in neutral tones, features stylish lighting and a side window, offering a calm and inviting ambiance.

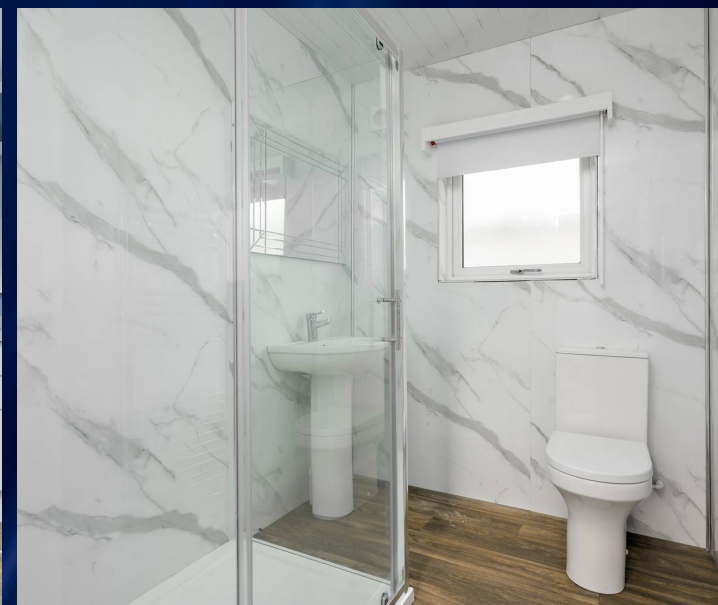
### Shower Room

7' 8" x 5' 10" (2.34m x 1.77m)

This modern 3-piece shower room features sleek panelled walls and a striking contrasting floor design, delivering a fresh, contemporary feel.

### Exterior

This lovely wrap-around garden features lush lawn areas, cozy seating space, bespoke stone steps leading to the side door, and a sunny front-facing terrace perfect for al fresco dining. There is also space for an ample sized vehicle.





**RE/MAX Property**

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.