



RE/MAX Property



3 Wilkieston, Wilkieston, Kirknewton
EH27 8BE



A Well Presented Traditional Flat

This attractive lower flat is located in a quite village close to transport links and ideally located for the commuter. Neutrally finished, this stone-built property in Wilkieston will make a fantastic first-time buyers home. Sharon Campbell and RE/MAX property are delighted to bring this 1-bedroomed property to the market, comprising of:

Vestibule
Dining Lounge Room
Breakfasting Kitchen
1 Double Bedroom
Shower Room
EH and DG Throughout

The village of Wilkieston is situated close to the larger towns of Kirknewton, East Calder and Ratho. The location is tranquil and rural. Supermarkets, sporting facilities, restaurants and all levels of schooling, can found in nearby East Calder and Livingston. With connections to transport links locally and into Edinburgh with buses, and easy to reach M8 and A71 road networks. Train stations can be found in Kirknewton and Livingston and Edinburgh's International Airport is nearby.

The Home Report can be downloaded via our website

Freehold
No Factor Fee
Council Tax Band

Front Approach and Parking

There is a small, paved area to front of property, which then leads to the property via a UPVC door. The allocated parking space is on the road outside the front of the property. There is an outside storage cupboard. Vestibule This welcoming area is open plan to the hallway with a cupboard and cloakroom hanging space. The modern décor begins with laminate flooring and white painted walls. A single light fitting finishes the area.

Hallway

A long 'L' shaped hallway flows through the property, with access to all the rooms. An abundance of storage is provided with a multitude of cupboards. The laminate flooring flows through from the vestibule and the white painted walls provide continuity. Two ceiling lights, multiple power sockets, a wall mounted electric radiator and a smoke alarm complete this area.

Dining Lounge

4.608m x 3.213m (15'11" x 10'05")

A homely, restful area has been created in this spacious room. The wood burning stove and fireplace provide practicality as well as a focal point to the room. Decorated with laminate flooring and white painted walls, the contemporary décor continues. A dual aspect is created with windows to front and rear of property, featuring traditional, deep window sills with modern windows. There is ample space for a desk and a dining table and chairs. A ceiling light, multiple power sockets, a television aerial point, a telephone socket, a smoke alarm and two wall mounted heaters are all provided.



Breakfasting Kitchen

3.804m x 2.209m (12'04" x 07'02")

The generously sized room has been finished in neutral tones with cream fronted wall and base units. Finished with laminate to the floor and neutrally painted walls, with co ordinating worktops, including a breakfast bar and tiled and stainless-steel splashbacks. A integrated electric oven, a four ring electric hob and a cooker hood will all be included in the sale. There is ample space for an upright fridge-freezer and a washing machine. The sink area comprises of a one and a half stainless steel sink with mixer tap and drainer. The window to the rear of the property features another deep windowsill. A ceiling light, an electric radiator and a heat detector are all supplied.



Shower Room

3.648m x 0.941m (11'09" x 03'01")

This well-presented room has been fully tiled to the walls and floor. Comprising of a crisp white suite with a wall mounted electric shower set in a shower cubicle, a pedestal sinks and a close coupled toilet. Two frosted windows to front of the property feature deep windowsills and bring in lots of natural daylight. Two ceiling lights, a chrome ladder radiator and an electric heater are all included.

Double Bedroom

4.162m x 2.745m (13'07" x 09'00")

This room has lots of character with the angled walls. A large room which has been decorated with one feature papered wall in silver, painted white to the remaining walls and laminate to the floor. There is a window to side of property allowing in lots of natural daylight and being complemented by two wall lights and a ceiling light. A storage cupboard provides wardrobe space. Multiple power points, an open reach socket, a telephone socket and a wall mounted heater finish the room.

Shared Drying Green - You can take advantage of this area to dry your washing.

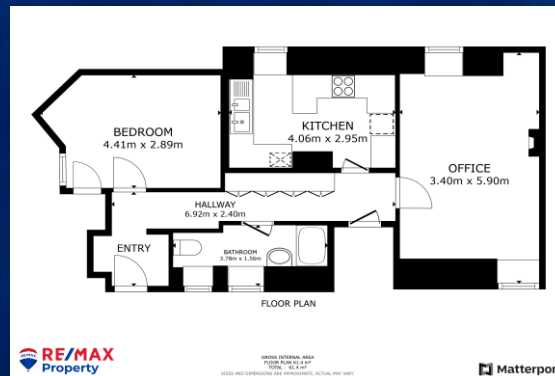
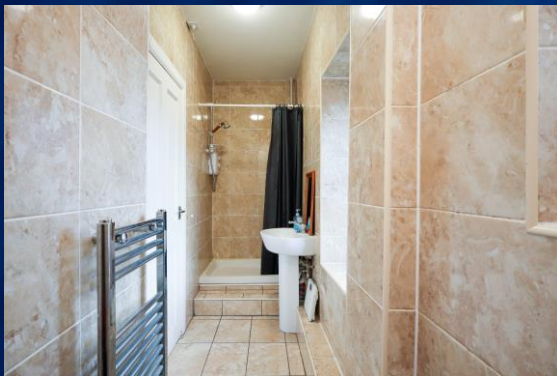


Additional Items Tenure: Freehold. Council Tax Band: All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor. VIEWING Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670. OFFERS All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS.Telephone 01506 418555 Fax 01506 418899. INTEREST It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge. THINKING OF SELLING To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.



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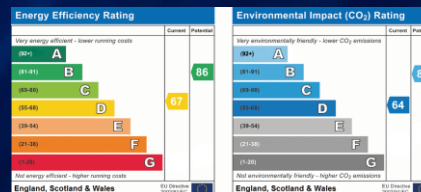
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Property

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