



66 Kaimes Crescent
Kirknewton, EH27 8AS

Well-maintained three-bedroom mid-terraced home in popular semi-rural Kirknewton
Bright living/dining room and a spacious kitchen with ample storage and included appliances
Two double bedrooms plus a versatile single bedroom/home office; modern three-piece bathroom
Low-maintenance front garden, fully enclosed rear garden with patio, and useful outdoor storage shed
Council Tax Band B
EPC Rating C
Double Glazing and Gas Central Heating

No. 66 presents an excellent opportunity for first-time buyers or growing families to acquire a well-proportioned three-bedroom mid-terraced home in the popular semi-rural village of Kirknewton. The property has been well maintained by the current owners and has recently been redecorated in neutral tones, allowing any future owner to easily add their own style.

The spacious living/dining room enjoys an open outlook over the estate and is filled with natural light from two large front-facing windows. To the rear, the kitchen provides a generous selection of wall and base units, offering ample storage and worktop space. Two plumbed freestanding appliances-a dishwasher and washing machine-are included. A rear door leads directly to the garden, and a large walk-in storage cupboard is conveniently positioned beside the door.

Upstairs, there are two well-sized double bedrooms with space for freestanding furniture, while the third bedroom is ideal as a single room or home office. The accommodation is completed by a modern, neutral three-piece bathroom featuring a bath with electric shower over.

Externally, the front garden is mainly with lawn with three flowerbeds adding a touch of colour, a paved path leads to the front door. The front garden is also bordered by fencing. A useful external store provides ideal space for tools or outdoor equipment. The rear garden is predominantly paved, offering a pleasant, private area for relaxing or entertaining, with the added benefit of a timber shed for additional storage. There is a designated parking space in addition to on-street parking nearby.

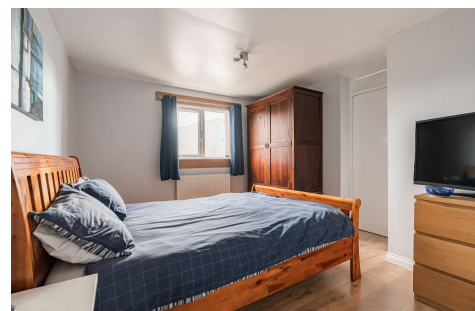
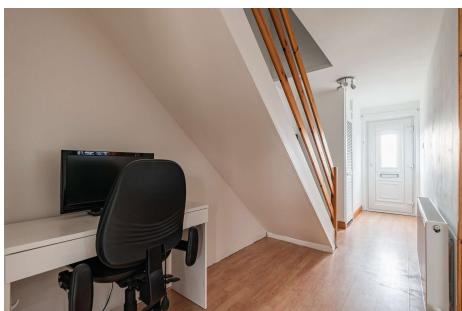
Accommodation summary: Entrance hallway, living/dining room, kitchen, three bedrooms, bathroom, storage throughout.

Location:

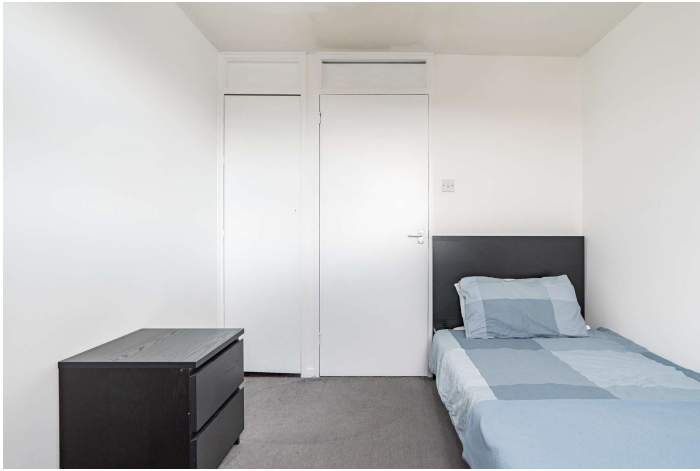
Kirknewton is a charming village set on the edge of West Lothian, offering a peaceful semi-rural setting while remaining well connected to Edinburgh and the wider Central Belt. The area provides a welcoming community feel with local amenities including a primary school, village shop, café, and popular walking and cycling routes. Excellent transport links are close by, with Kirknewton Railway Station offering regular services to Edinburgh and Glasgow, and easy access to the A71 and M8 for commuters. Nearby, residents can enjoy a wide selection of supermarkets, leisure facilities, and designer retail outlets in Livingston, while the neighbouring towns of Balerno, Currie, and East Calder offer additional shops, cafés, parks, and scenic countryside trails





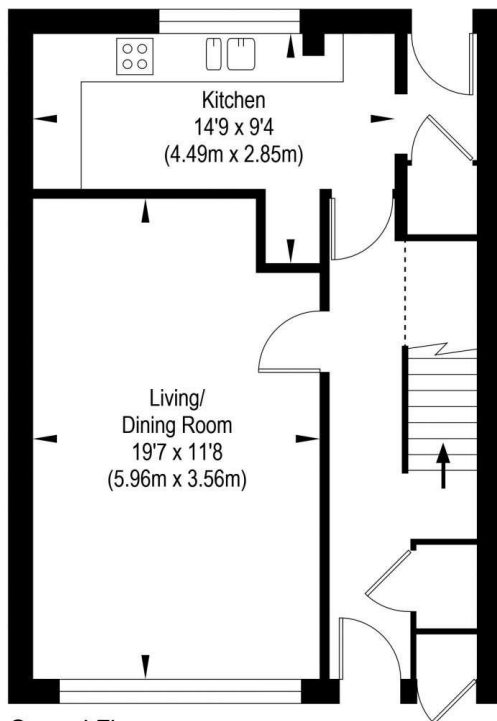




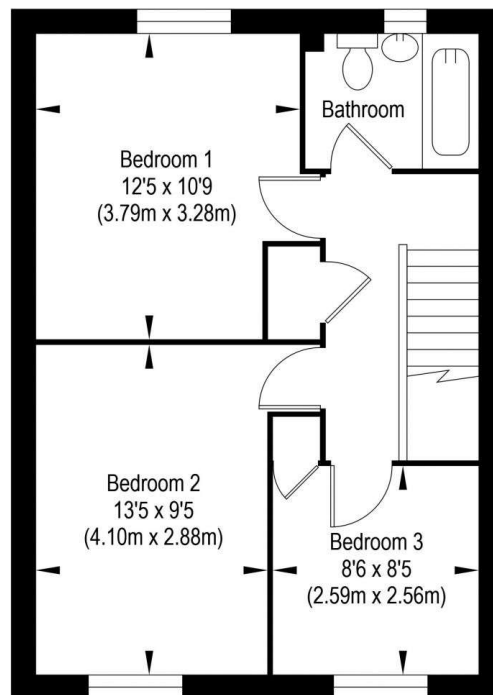




Approx. Gross Internal Floor Area 88 Sq M / 944 Sq Ft.



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 these particulars are believed to be correct their accuracy is not guaranteed

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