

**17 Braekirk Avenue
Kirknewton, EH27 8BN**

OFFERS OVER £199,000



drummondmiller



- 2-bedroomed semi-detached bungalow requiring some cosmetic upgrading
- Living room and separate kitchen
- 2 double bedrooms with fitted wardrobes
- Wet room (previously a bathroom)
- Electric storage heating and double glazing
- Corner plot and detached garage
- Mature private estate
- Popular commuter village with rail station
- EPC F

Description

Rarely available, this semi-detached bungalow will appeal to purchasers of all age groups seeking accommodation (71 sqm) all on one level. It was built around 1986 and would now benefit from cosmetic improvements (which has already been reflected in its valuation). There is a front-facing living room and a separate kitchen. There are two bedrooms and a wet room (formerly a bathroom).





Central Heating and Double Glazing

Electric radiators and replacement uPVC double glazed windows.

Garden and Garage

This is a sizeable corner plot which includes a detached garage.

Location

Kirknewton is a historic conservation village with a strong community spirit which has evolved into very popular commuter town due to its bus and rail connections into central Edinburgh (10 miles). It is semi-rural being set back from the A71 and offers delightful countryside walks. There is a local shop, primary school (with nursery) and several recreational pursuits including horse riding miles from the Livingston town centre. There is also easy access to the A71, M8 and M9 motorway network, with Edinburgh Airport about 7 miles away. The village benefits from having a railway station, which provides direct 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 catchments for Kirknewton are the local Kirknewton Primary school and a school bus service transports secondary pupils to the highly regarded Balerno High School, on the outskirts of Edinburgh.

Valuation

The property has been valued by surveyors at £210,000 and a link to the Home Report is available from the ESPC web site.

Council Tax and Energy Performance Certificate

The property lies in Council Tax band C and has an F rated EPC.

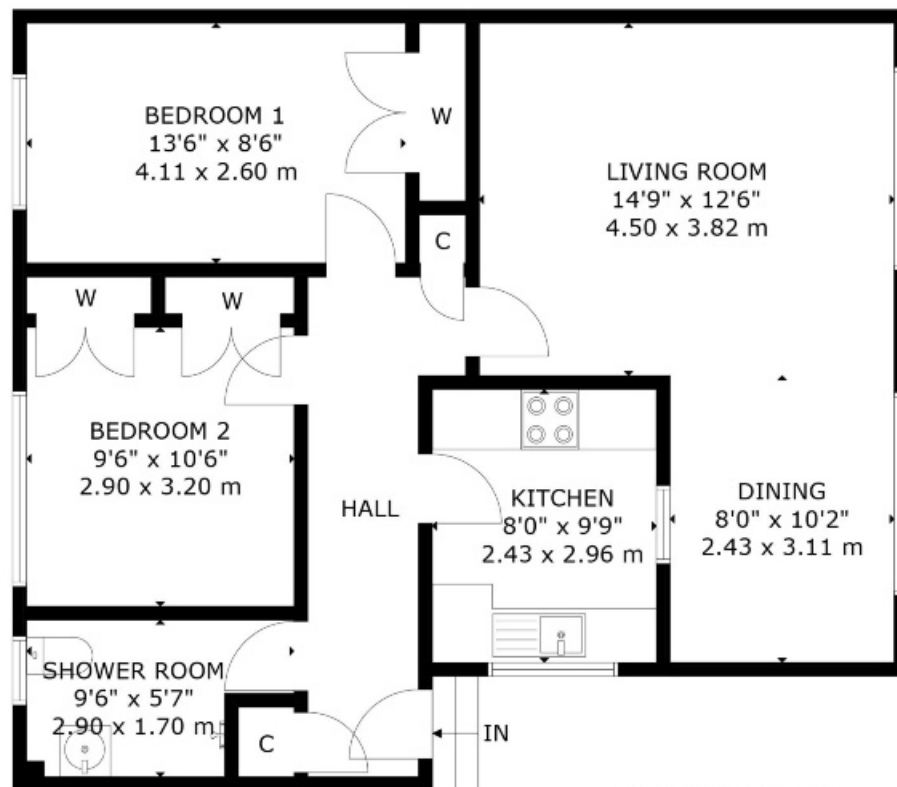
Extras

The sale price includes all fitted carpets, blinds, curtains, the oven, hob and hood.

Viewing

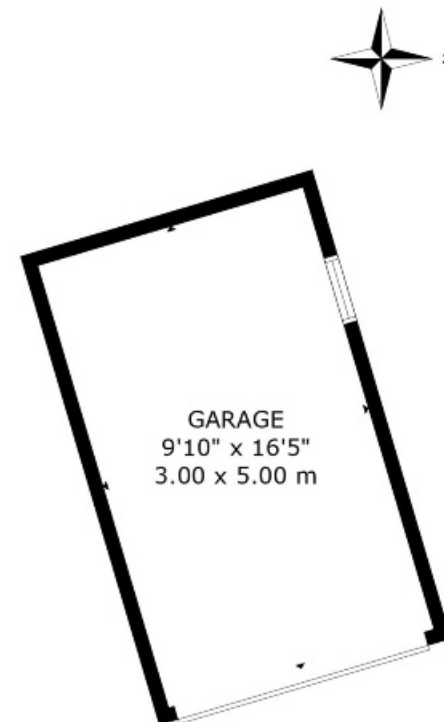
By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours).





GROUND FLOOR

17 BRAEKIRK AVENUE, EH27 8BN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 759 SQ FT / 70 SQ M
 GARAGE 161 SQ FT / 15 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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