



3 Whitemoss Lane  
KIRKNEWTON | EH27 8DL



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Nestled in the sought-after locale of Kirknewton, this terraced villa embodies modern comfort and convenience. The exterior exudes a charming presence, with its well-kept façade and front garden.

The heart of this home is undoubtedly the triple window sitting room, flooded with natural light that dances across the room. This inviting space offers ample room for relaxation and entertainment, perfect for unwinding after a long day or hosting gatherings with friends and family. Adjacent to the living room lies the kitchen/dining/family room, a versatile area designed for both culinary creativity and everyday dining. The kitchen boasts sleek cabinetry and modern appliances, while the adjoining dining/family area provides a cosy spot for meals and casual gatherings.

Practicality meets style in the utility room and downstairs WC, offering convenience for daily chores and guests alike. Upstairs, three well-appointed bedrooms await, each offering comfort and tranquillity for restful nights. The bathroom features a pristine white suite, providing a serene retreat for indulgent baths or quick showers.

Convenience is key, with a driveway providing off-road parking and a lock-up garage offering secure storage for vehicles and belongings. Whether enjoying the tranquillity of home or exploring the vibrant community of Kirknewton, this terraced villa offers the perfect blend of comfort, style, and convenience for modern living. In brief the property comprises -

- Welcoming hall with handy under stair recess area.
- Bright and spacious sitting room .
- Beautiful kitchen/dining/family room with attractive units.
- Handy WC and separate utility room off of the kitchen.
- Three well-appointed bedrooms.
- Modern bathroom with shower and separate bath.
- Well maintained rear garden.
- Driveway and separate lock up.
- Gas central heating and double glazing.

Included in the sale are the fridges, oven, dishwasher and washing machine as well as all curtains and blinds.  
EPC rating is C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the West Lothian conservation village of Kirknewton, a delightful semi rural community which is within easy reach of Livingston and well within commuting distance of Edinburgh and Glasgow. The property is well placed to take advantage of a number of shops to cater for everyday requirements, including a good general store and a Post Office. Further amenities are available at the Almondvale Shopping Centre in Livingston, which offers a relaxed form of shopping under one roof. Leisure pursuits on offer include the local park and golf courses at Ratho, Dalmahoy and Livingston, where a number of other sporting activities can be enjoyed. Surrounded as it is by open countryside, the area lends itself to restful country walks. Kirknewton has its own primary school, with secondary schooling at the highly regarded Balerno High School. The property is located close to a main bus route, which operates to most parts of West Lothian, Edinburgh and outlying areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Kirknewton has its own railway station.





**Whitemoss Lane,  
Edinburgh, EH27 8DL**



Approx. Gross Internal Area  
1219 Sq Ft - 113.25 Sq M  
For identification only. Not to scale.  
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