



39 Meadowbank Road
KIRKNEWTON | EH27 8BH


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This contemporary semi-detached home is nestled in a popular development within the family-centric area of Kirknewton. The property exudes modern charm and convenience, perfect for a wide variety of buyer, from a growing family or a couple looking for a cosy yet stylish living space.

Upon entering, you are welcomed into a spacious living room bathed in natural light from a large window, creating a bright and inviting atmosphere. The adjoining kitchen, accessible through a separate doorway, is a sleek and functional space featuring contemporary grey units that provide ample storage and a chic aesthetic.

Ascending to the upper level, you will find two well-decorated double bedrooms. Each room has been thoughtfully designed to offer comfort and a sense of tranquillity, making them ideal retreats for restful nights. The modern bathroom on this level is a highlight, with attractive tiling that adds a touch of elegance. It includes a shower over the bath, combining convenience with style.

Externally, the property continues to impress with both front and back gardens, providing outdoor spaces for relaxation, gardening, or entertaining. The driveway offers convenient off-street parking, enhancing the practicality of this delightful home. This property in Kirknewton is a perfect blend of contemporary living and family-friendly features, making it a desirable choice for prospective homeowners. In brief it comprises -

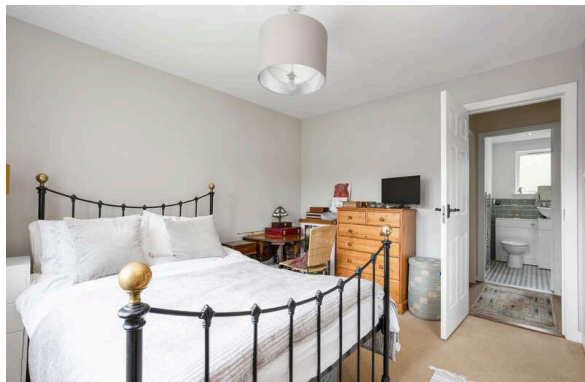
- Bright and spacious living room.
- Separate, contemporary kitchen with grey units and direct garden access.
- Two well decorated, double bedrooms, with the master bedroom boasting a large wardrobe.
- Well decorated family bathroom with shower over bath.
- Gas central heating and double glazing.
- Front and back gardens.
- Driveway and on street parking.

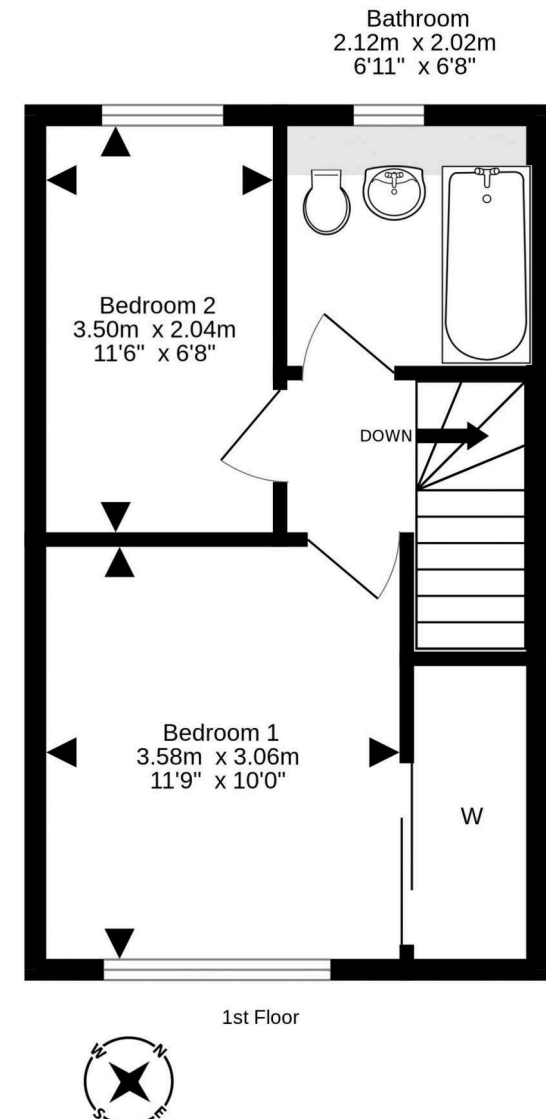
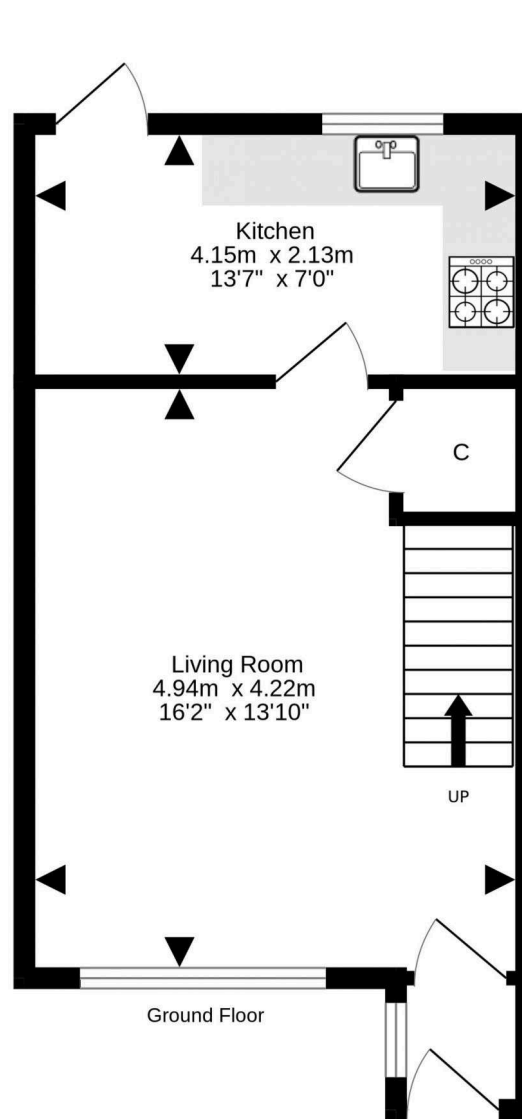
Included in the sale will be all downstairs blinds, light fittings (not lampshades), the cooker (dual fuel) and the integrated washing machine in the kitchen. EPC C

PRICE & VIEWING: Please refer to our website, 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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