



28 Braekirk Gardens
KIRKNEWTON | EH27 8BW


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Nestled in the sought-after town of Kirknewton, just 12 miles west of Edinburgh city centre, this immaculately presented two-bedroom bungalow offers a perfect blend of comfort and convenience. Thoughtfully maintained by its current owner, this charming home is ideal for first-time buyers, young families, or those looking to downsize with the ease of single-level living. Upon entering, you are welcomed by a bright and inviting hallway with stylish wood flooring and a spacious storage cupboard. The generous lounge is bathed in natural light from its large double window, creating a warm and airy atmosphere. The stunning kitchen/diner is beautifully designed with modern finishes and integrated appliances, making it a perfect space for cooking and entertaining. Both double bedrooms are well-proportioned and offer built-in wardrobe space, with the master bedroom further enhanced by elegant French doors that open directly onto the rear garden. The sleek and contemporary shower room is finished to a high standard, featuring a walk-in shower, vanity unit, and a pristine three-piece white suite. Externally, the property boasts a large and well-maintained rear garden, laid to lawn with a patio area, providing an ideal outdoor retreat. A private driveway with space for multiple vehicles leads to a detached garage at the end of the drive. Additional benefits include double glazing and efficient electric heating.

- Immaculate 2-bed bungalow in sought-after Kirknewton.
- Bright lounge with large double window.
- Modern kitchen/diner with integrated appliances.
- Master bedroom with French doors to garden.
- Spacious rear garden, patio, driveway & garage.
- Move-in ready with sleek shower room & double glazing.

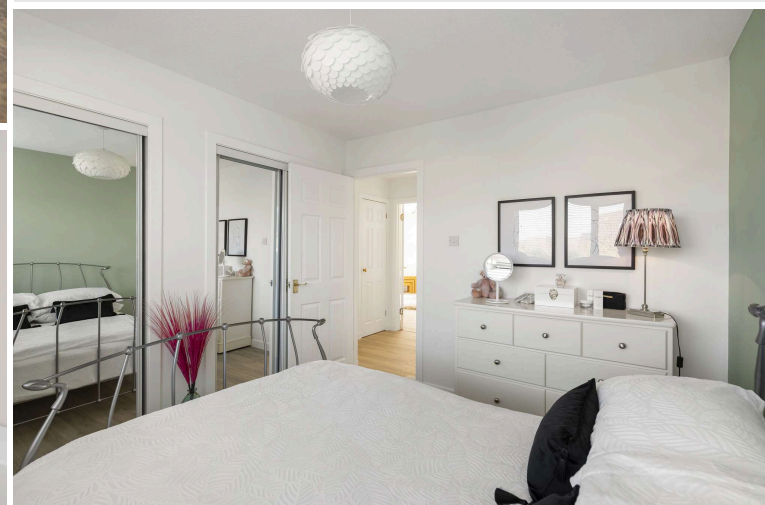
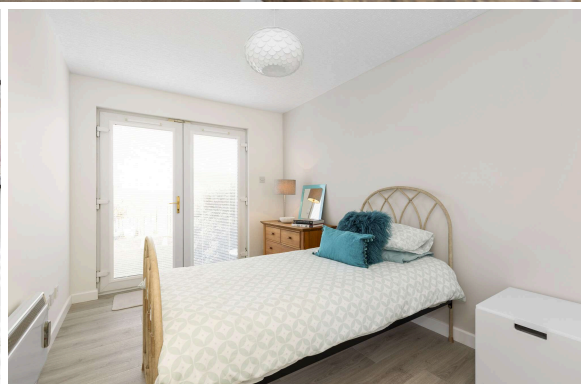
Extras: all integrated kitchen appliances and all blinds to be left, including shutter in the kitchen.

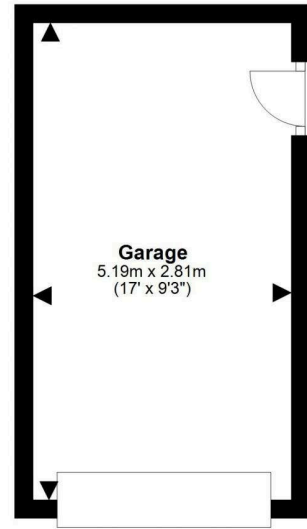
EPC rating D. Council tax band C.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

