



6 Kirknewton Court
KIRKNEWTON | WEST LOTHIAN | EH27 8BT


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Beautifully presented semi-detached home with southerly field views nestled within the popular area of Kirknewton. The property exudes modern charm and convenience, perfect for a wide variety of buyer, for a cosy yet stylish living space. The entrance hallway welcomes you with storage and wc. The spacious dual aspect living room is bathed in natural light and allows space for seating and dining with access to the enclosed rear garden with decking area, patio and lawn. The adjoining kitchen is fitted with floor and wall units with integrated, and space for, appliances. Ascending to the upper level, you will find two bright and spacious double bedrooms with integrated mirrored wardrobes and a further double bedroom/office. Externally, the property boasts both front and rear gardens, providing outdoor spaces for relaxation, gardening, and entertaining, a driveway to the rear offers convenient off-street parking and there are visitors' parking bays.

- Entrance hallway with storage and wc
- Bright and spacious dual aspect living/dining room with southerly views and access to the rear garden
- Fitted kitchen
- Three double bedroom, two with fitted storage
- Bathroom with electric shower over bath
- Gas central heating and double glazing
- Front and rear gardens
- Driveway, shed and visitors' parking to the rear

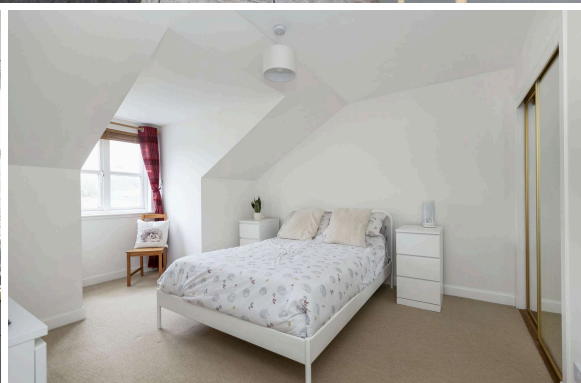
Included in the sale will be the integrated appliances. Other items may be available by separate negotiation.

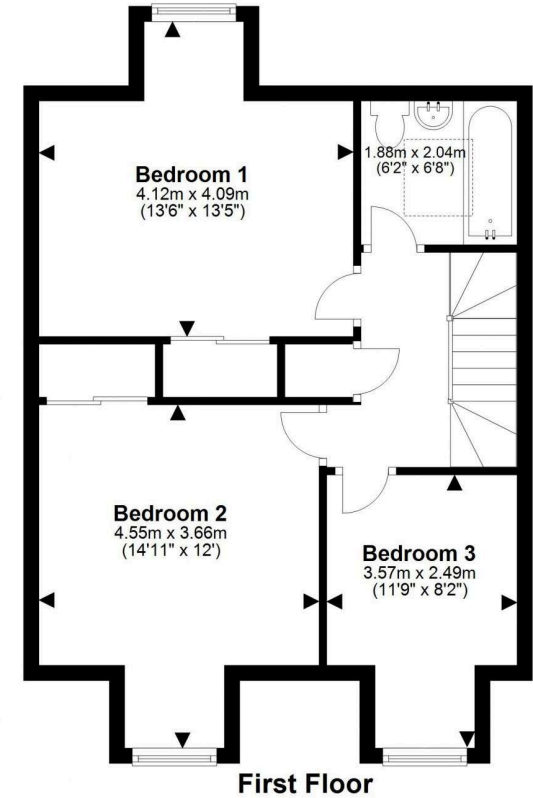
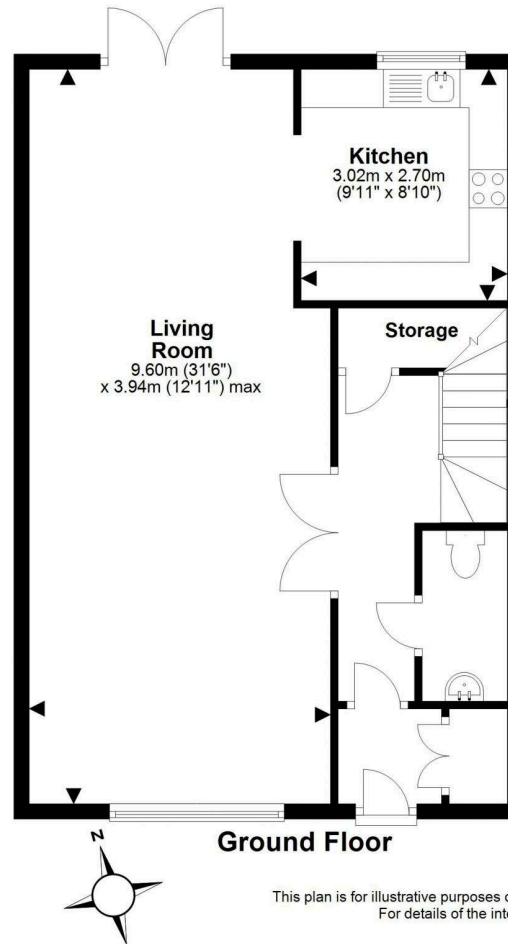
EPC Rating C. Council Tax band D.

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.





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