

COULTERS[©]

31 STATION ROAD

KIRKNEWTON, WEST LoTHIAN, EH27 8BJ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within a peaceful and highly convenient location in the heart of Kirknewton, 31 Station Road is an impressive four-bedroom detached bungalow combining contemporary family living with exceptional privacy and uninterrupted countryside views. Just a one-minute walk from the train station and moments from the primary school, the property offers the perfect balance of rural tranquility and commuter convenience.

KEY FEATURES



Detached bungalow with outstanding views.



Fabulous modern extension.



Four bedrooms on offer.



Beautiful gardens with utmost privacy.



Double garage and driveway.



Two minute walk to train station & primary school.



EPC Rating - C



Council Tax Band - E



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Internally, the house has been thoughtfully extended and upgraded to create a superb flow of space, with a particular highlight being the spectacular kitchen/dining/sitting room to the rear. This bright and expansive room is designed to maximise the stunning outlook, with windows on all sides framing panoramic views of open fields and rolling hills. A wood-burning stove provides a warm focal point, while French doors lead directly onto the large south-facing deck, ideal for outdoor dining and entertaining.

The kitchen itself is beautifully appointed with solid stone worktops, a large central island with integrated wine fridge, dishwasher and freezer, with a separate double fridge and Smeg range cooker, located nearby. A practical utility room, boot room, and a contemporary shower room are also located off the kitchen, providing excellent family functionality.





MORE INFORMATION

To the front, a generous sitting room offers a second inviting living space, featuring a wood-burning stove and large picture window. The accommodation also includes an entrance porch, four well-proportioned double bedrooms, and a stylish family bathroom.

Externally, the property enjoys a superb south-facing garden with a large, decked terrace, lawn, mature borders, a chicken coop, and a wood store, all set against a backdrop of uninterrupted countryside views. The setting provides remarkable privacy and a wonderful sense of escape.

A large, gated driveway provides parking for multiple vehicles and leads to a substantial double garage with a pitched roof and electric door. Although now lapsed, the property previously held planning consent to convert the garage, offering exciting future potential for additional accommodation or workspace.

The property is fitted with gas central heating and double glazing.









THE LOCAL AREA

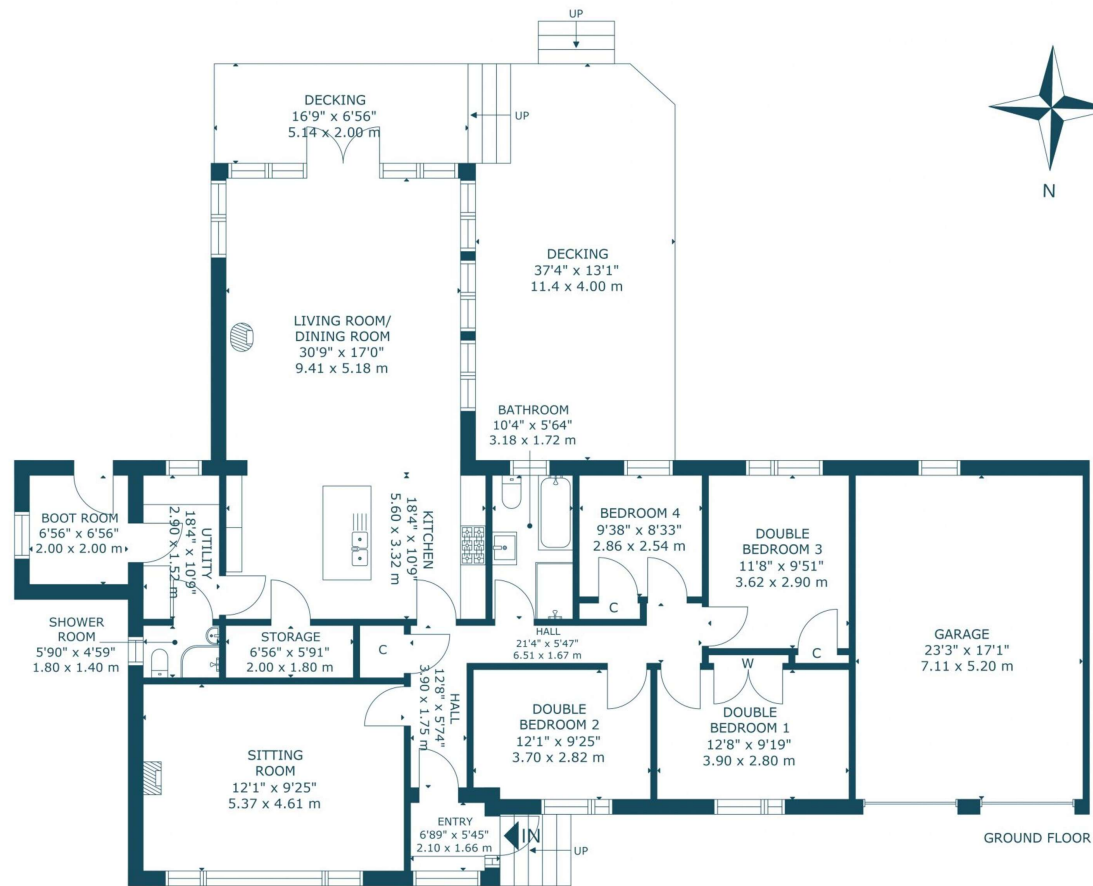
Kirknewton is a popular West Lothian village located just over 10 miles west of Edinburgh, offering a peaceful semi-rural setting with excellent connectivity to the capital and beyond. Surrounded by open countryside and farmland, the area is ideal for those seeking a balance between tranquil village living and city convenience. The village itself has a range of everyday amenities including a local shop, primary school, pharmacy, post office, and community hall. A wider selection of supermarkets, cafés and leisure facilities can be found in nearby Livingston, West Calder and Balerno. For outdoor enthusiasts, the surrounding area offers a variety of scenic walking and cycling routes, golf courses, and access to the Pentland Hills Regional Park. The property lies within the catchment for well-regarded Balerno High School.



Kirknewton Station provides a direct rail link to Edinburgh Waverley and Glasgow Central, while easy access to the A71, M8 and City Bypass makes commuting by car simple. Edinburgh International Airport is less than a 20-minute drive away, making this an ideal location for professionals and families alike.

EXTRAS

All window coverings, light fittings, fitted flooring and white goods are included in the sale price.



31 STATION ROAD, KIRKNEWTON, EDINBURGH, EH27 8BJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,970 SQ FT / 183 SQ M
DECKING 592 SQ FT / 55 SQ M | GARAGE X SQ FT / 37 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.