



**REMAX**  
Property

Meadowbank Road, Kirknewton, EH27 8BH



Located within a sought-after residential pocket of Kirknewton, Meadowbank Road presents well-proportioned accommodation finished in a calm, neutral style. A welcoming entrance hallway leads through to a generous front facing lounge, where a large window draws in excellent natural light and creates an inviting everyday living space. To the rear, the open kitchen and dining area is fitted with a range of wall and base units, integrated appliances and generous worktop space, forming a practical and sociable setting at the heart of the home.

The upper level hosts two well-balanced bedrooms, each offering a versatile layout and neutral finish, complemented by a contemporary family bathroom complete with bath and overhead shower, vanity storage and modern tiling.

Externally, the property is enhanced by a low maintenance front garden with stone chips and a paved driveway providing off street parking, while to the rear an enclosed paved garden with gravel borders deliver a private, easy care outdoor space suited to both relaxation and everyday use.

Kirknewton is a semi-rural conservation village ideally placed for commuters, located around 5 miles from the Edinburgh Bypass and South Gyle and approximately 3 miles from Livingston town centre. The area benefits from excellent transport links with easy access to the A71, M8 and M9 motorway networks, while Edinburgh Airport is just 7 miles away. The village also has its own railway station with regular services to Edinburgh and Glasgow, making it ideal for commuting alongside a regular bus service to Livingston and Edinburgh. There is also convenient access to Heriot-Watt University. Local amenities include a village shop, Post Office, pharmacy, takeaway and pub, all within walking distance, as well as a playground, park and the Kirknewton Hub which supports a range of community activities. Further facilities are available in nearby East Calder, including a medical centre, gym, sports centre and library, with Livingston offering extensive retail, dining and leisure options. Schooling is well catered for with Kirknewton Nursery and Primary School nearby and a school bus service to Balerno High School, while the surrounding countryside provides a range of scenic walks and outdoor space.

### Front Garden and Driveway

Featuring a low maintenance garden, laid with stone chips and a paved slab driveway, providing convenient off street parking. This practical and well-kept space offers a tidy and welcoming approach to the home.

### Entrance Vestibule

The property is entered via a wooden front door with spy hole and letterbox, opening into a welcoming area finished with laminate flooring. A radiator and ceiling light provide warmth and practicality, while neutral painted walls create a bright and inviting first impression. A smoke detector and a double power point complete this area.

### Lounge

4.380m x 3.176m (14'04" x 10'06")

A generously sized front facing room filled with natural light from a large triple window. Decorated with painted walls and a ceiling light, complemented by a radiator, a smoke detector and power points. Well proportioned, it offers an ideal space for both relaxation and entertaining.

### Dining Kitchen

4.198m x 2.885m (13'10" x 09'06")

Positioned to the rear, this space is fitted with a range of dark turquoise wall and base units paired with laminate worktops. Integrated appliances include an electric oven, grill and four ring hob. There is under counter space for a washing machine, a tumble dryer and a dishwasher and space for an upright fridge-freezer. A one and a half stainless steel sink with mixer tap sits beneath the rear facing window, whilst a second window and half glazed rear door continue to bring in lots of natural light. Decorated with neutrally painted walls, laminate flooring and tiled splashbacks. Two ceiling lights, a heat detector, a carbon monoxide detector and a radiator complete this practical and functional space.



### Stairs and Landing

A carpeted staircase, with white handrail and spindles, leads to the upper landing. The space is fitted with a pendant light, a smoke detector and attic hatch, with additional power point provision.

### Main Bedroom

3.469m x 2.913m (11'04" x 09'06")

A well-proportioned double bedroom enjoying a calm and neutral finish. The neutrally painted walls and carpeted flooring create a comfortable setting, with ample space for bedroom furnishings. There are mirror fronted wardrobes plus an additional cupboard, providing great storage. A ceiling light fitting and a radiator are also supplied.

### Family Bathroom

1.981m x 1.924m (06'06" x 06'04")

This modern room has been finished with tiling to the floors and walls, with a decorative inlay. The white suite comprises of a bath, with mains wall mounted shower over, a vanity unit with integrated sink, plus storage, and a concealed cistern toilet. A chrome towel radiator, an extractor fan, ceiling downlights and a wall mounted mirror complete the space, alongside a side facing glazed window providing natural light.





### **Second Bedroom**

3.567m x 2.292m (11'08" x 07'06")

A comfortable room featuring carpeted flooring, an open built in wardrobe and additional over stairs storage. Finished with painted walls, a ceiling light, a radiator and front facing window, offering a versatile room suitable for a range of uses.

### **Rear Garden**

A fully enclosed paved garden with gravel borders and fenced perimeter, offering a low maintenance outdoor space. There is some soft landscaping with the planting of shrubs in a border bed. A pathway allows convenient access around the property.

### **Additional Items**

Tenure: Freehold. Council Tax Band: D. Factor Fee: N/A There is unrestricted on road parking. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

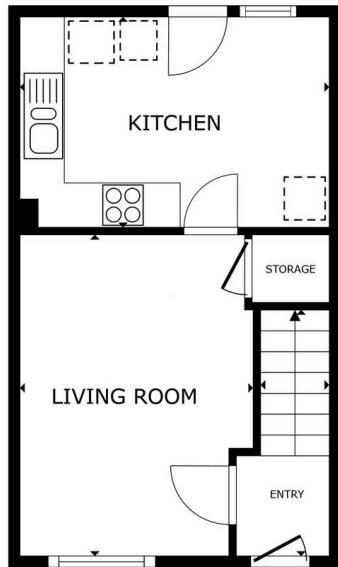
### **OFFERS**

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

### **INTEREST**

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

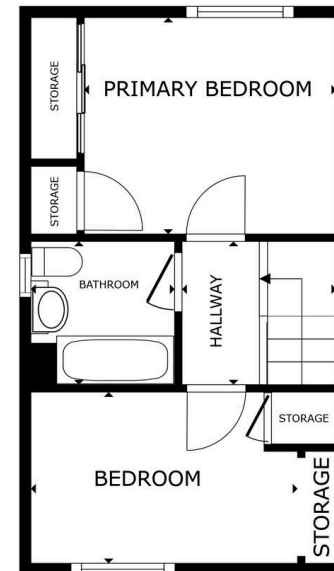




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 30.4 m<sup>2</sup> FLOOR 2 30.4 m<sup>2</sup>  
 TOTAL: 60.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 30.4 m<sup>2</sup> FLOOR 2 30.4 m<sup>2</sup>  
 TOTAL: 60.9 m<sup>2</sup>

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.