



REMAX
Property

97 Meadowbank Road, Kirknewton

Offers in Region of £250,000



This delightful house offers great community living whilst balancing the ease of accessibility to the city of Edinburgh. Located close to a variety of walks and local amenities, this property in Meadowbank Road, Kirknewton, EH27 8BH has been a wonderful home for the current owners. Sharon Campbell and REMAX property are delighted to bring this 3 bedroomed property to the market.

Balancing the remarkable outside views to the countryside with a practical garden space, Kirknewton offers lots of choice when it comes to outdoor activities, along with the practical community room and hall. A great place to put down your roots and bring up a family or enjoy your retirement with a great community. This house takes you through charming rooms with lots of character and natural light, allowing a range of furniture layouts. The spacious lounge and dining kitchen will fulfil most needs, with the ability to extend to the side in the future if needed. The first floor provides ample space for bedroom furniture a charming bathroom, all rooms with views.

Kirknewton is a semi-rural conservation village, ideally placed for the commuter. It is about 5 miles from the Edinburgh Bypass and South Gyle and 3 miles from the Livingston town centre. There is also east access to the A71, M8 and M9 motorway networks, with Edinburgh Airport about 7 miles away. The local neighbourhood offers a wide variety of amenities. The village benefits from having a railway station, which provides trains to Glasgow and Edinburgh and a regular bus service to Livingston and Edinburgh from the village. The local amenities include a village shop, Post Office, pharmacy, takeaway and a local pub as well as a playground and park. The local Kirknewton primary school is nearby and a school bus service transports secondary pupils to the highly regarded Balerno High School on the outskirts of Edinburgh. There are several pleasant walks locally within the surrounding countryside.

Tenure: Freehold
Council Tax Band: C
EPC: E
Factor Fee: None

Front Garden and Driveway

The welcoming approach has been finished with a grassed area with some planting of shrubs. The driveway provides off road parking with several guest spaces available in the street.

Entrance Hallway

An inviting entrance is accessed through a solid wooden door, into a spacious hallway. The décor begins with white painted walls and laminate to the floor. An integrated cupboard provides good storage space along with the shelving in the hallway. There is ceiling lighting, a power point, a radiator, a smoke detector to complete this area.

Lounge

4.766m x 3.504m (15'07" x 11'05") plus the bay 2.150m x 0.675m (07'00" x 02'02")

This pleasant lounge has added character with its charming shape. There is a bay window to the front, allowing in lots of natural light, which is enhanced by ceiling lighting. The modern décor continues with painted walls and a fully fitted neutral carpet to the floor. Additionally, the room features an alcove, perfect for storage or shelving, offering a practical and stylish touch to the space. The storage units along the far wall could be included in the sale. There is a radiator, a smoke detector and power points provided.





Dining Kitchen

4.769m x 2.903m (15'07" x 09'06")

This large dining kitchen could be configured in many ways. There are lots of wall and floor mounted units with wood effect frontages and co-ordinating work surfaces. Finished with painted walls, tiled splashbacks and tiled flooring. An integrated electric fan oven, four ring electric hob and stainless-steel cooker hood, will be included in the sale. There is space for a washing machine, a slimline dishwasher and an upright fridge freezer. Natural light enters from windows and sliding patio door to the rear, with two lots of ceiling lights complementing this. The sink area comprises of a stainless-steel sink with mixer tap and drainer. A radiator, a heat detector, an extractor and power points are included.

Living Level Toilet

1.215m x 1.182m (03'11" x 03'10")

A must for the modern-day property, this charming room has been fitted with a white suite, comprising of a close coupled toilet and a pedestal sink. The white painted walls, blue metro tiles and patterned vinyl all add to the contemporary decor. There is a rear facing window allowing in natural light, a ceiling light and a radiator.



Stairs and Landing

The modern décor continues with a cream carpet on the stairs and landing and white painted walls. A ceiling light, a smoke detector, a power point, a radiator and access to the attic complete this area.

Main Bedroom

3.541m x 2.568m (11'07" x 08'05") up to the wardrobes.

This peaceful room has décor to enhance this feeling, with painted walls and a fully fitted carpet to the floor. An integrated wardrobe with double mirror fronted sliding doors, provides an abundance of storage space. A window to the front of the property allows in natural light with a ceiling light complementing this. A radiator and power points are included.

Second Bedroom

2.920m x 2.654m (09'06" x 08'08") up to the wardrobes.

This lovely room has been finished with painted walls and a neutral carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. An integrated wardrobe has double sliding, mirrored doors and lots of storage space. An additional single cupboard houses the water tank. Power points and a radiator complete the room.

Family Bathroom

2.021m x 1.701m (06'07" x 05'06")

This contemporary room has tiled splashback areas to the walls, with some painted walls and tiling to the floor. The white suite comprises of a wall mounted shower, over a white bath, a close coupled toilet and a pedestal sink. A window to the rear of the property allows natural light into the room and this is further complemented by ceiling lighting. Other features include an extractor fan and a chrome towel ladder radiator.





Third Bedroom

2.565m x 2.115m (08'04" x 06'11") at maximum.

This bright room has been decorated with painted walls and a beige coloured carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Rear Garden

This private rear garden offers a perfect blend of practicality and relaxation, featuring a combination of paved and lawn areas ideal for outdoor dining, play, or simply unwinding. A stylish 10m² home office cabin with natural pine interior, full electrics and WiFi, offering a perfect space for focused work or creative retreat, while a separate garden shed ensures convenient storage for tools and equipment. With a well-maintained layout and versatile spaces, this garden is perfect for modern living, whether you're working from home, entertaining guests, or enjoying outdoor activities.



Additional Items

All fitted floor coverings, all window blinds, the integrated kitchen appliances mentioned and the garden sheds are included in the sale. Other items may be negotiated 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

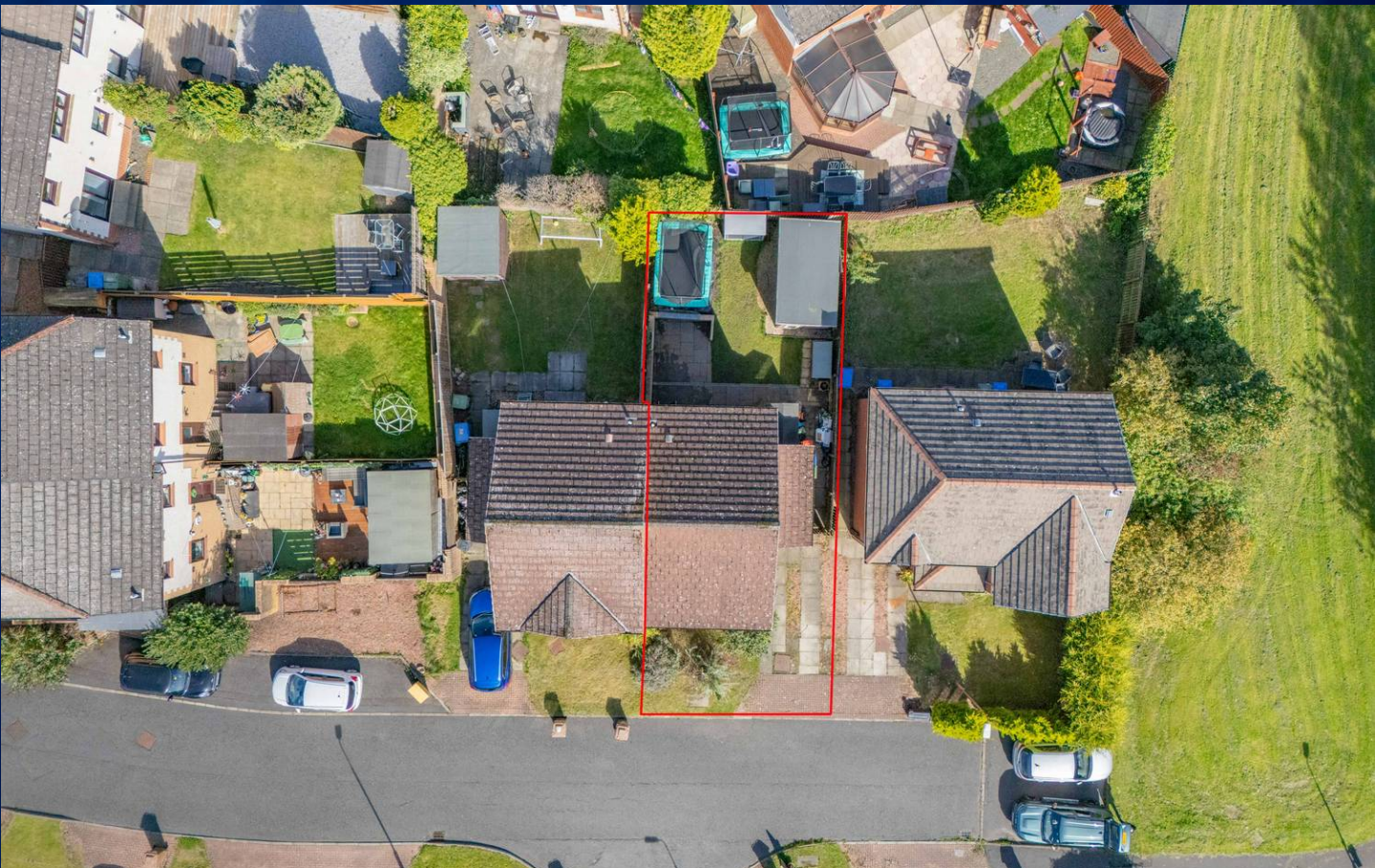
All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

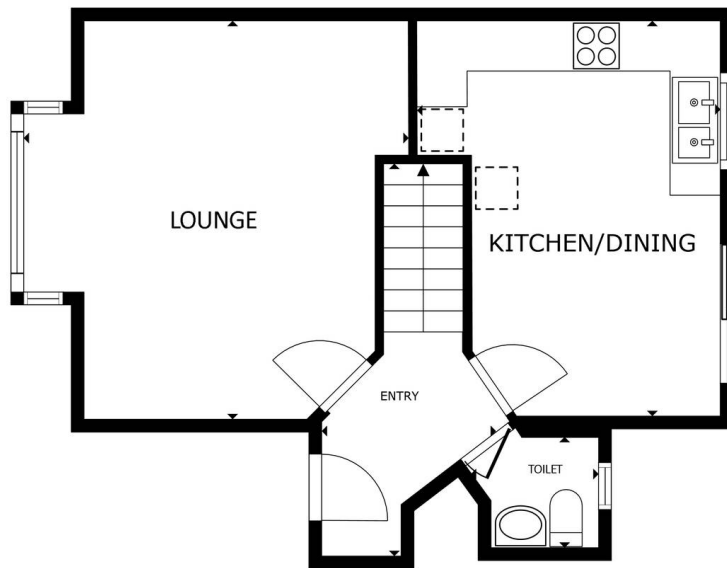
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

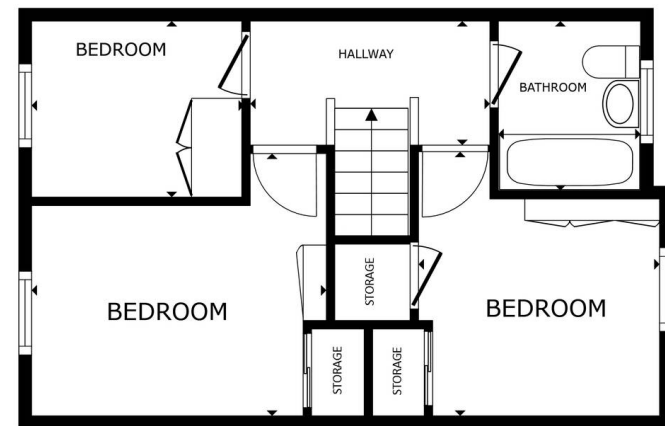
To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	69	75
(55-68) D	69	78	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		



FLOOR 1



FLOOR 2



REMAX Property

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• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

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.