



REMAX
Property

3 Meadowbank Road, Kirknewton, EH27 8BH



Set within a popular residential area, this well-presented 2 bed home offers practical and well-proportioned accommodation throughout. The inviting entrance leads to a bright and comfortable lounge, providing an ideal space to relax and unwind. The breakfasting kitchen offers plenty of space for everyday dining and provides a practical and sociable area for family life.

Upstairs, there are two well-proportioned bedrooms offering comfortable accommodation, alongside a modern shower room. Outside, the property benefits from both front and rear gardens, providing excellent outdoor space to enjoy, while the driveway offers convenient off-street parking.

This property is ideal for first-time buyers, couples or those looking to enjoy a quiet village setting while remaining within easy reach of local amenities and transport links. Sharon Campbell and REMAX are delighted to bring this wonderful property to the market.

Kirknewton is a semi-rural conservation village ideally situated 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 facilities. 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.

Tenure: Freehold

EPC: C

Council Tax Band: D

Factor Fee: None

Front Garden

The property benefits from a generous driveway, providing off-street parking, perfect for families with multiple vehicles. The surrounding area is finished with attractive pebble stones, and a paved pathway to the front door, creating a neat and practical low-maintenance frontage. A side gate provides access to the rear garden.

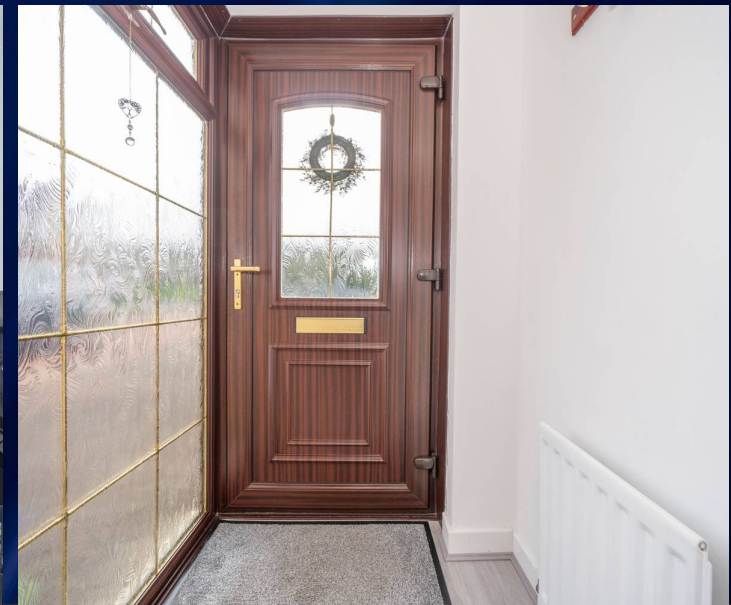
Front Entrance

The entrance vestibule welcomes you into the property through the wood effect front door featuring a glazed window. With a floor-to-ceiling privacy glass window adorning one wall, a small wall mounted radiator adds warmth, while four coat hooks provide a practical finishing touch.

Lounge

4.898m x 4.171m (16'01" x 13'08")

A bright and welcoming lounge, finished with stylish grey marble-effect flooring and textured neutral wallpaper. A large front-facing window floods the room with natural light, while a useful storage cupboard beneath the stairs provides additional practical space. The staircase rises to the first floor and a connecting door leads directly through to the kitchen. Two radiators and two ceiling lights ensure the room remains comfortable and well illuminated.





Breakfasting Kitchen

4.124m x 2.122m (13'16" x 06'11")

Fitted with a range of attractive wood-effect wall and base units, providing excellent storage. The room is complemented by laminate flooring, a tiled splashback and neutral paint to the walls. An integrated oven and four ring gas hob with cooker hood, washing machine, fridge freezer and a dishwasher will be included in the sale. A stainless steel one and a half sink with drainer is situated to take advantage of the views over the rear garden. A useful breakfast bar allows for casual eating or entertaining. Natural light enters from the window and glazed door. Recessed ceiling downlights and a radiator complete this bright and practical kitchen.

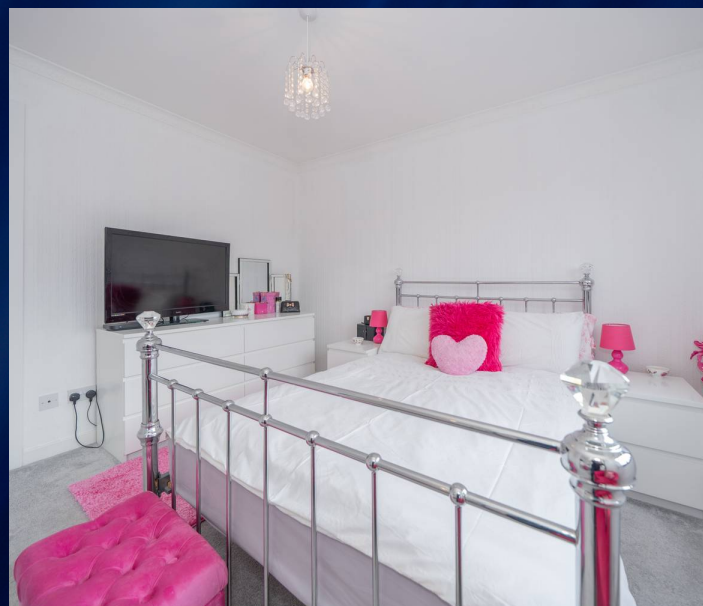
Stairs and Landing

The neutral décor continues with carpeting to the stairs and landing, which is complemented by neutral wallpaper to the walls, creating a bright and cohesive transition between the ground and first floors.

Main Bedroom

3.557m x 3.055m (11'08" x 10'00")

A well-proportioned room, presented with fresh grey carpeting and white textured wallpaper. The room benefits from a fitted mirrored wardrobe, providing excellent built-in storage, while a large front-facing window allows plenty of natural light into the space. A radiator and ceiling light complete this comfortable and inviting bedroom.



Shower Room

2.301m x 1.946m (07'07" x 06'05")

The contemporary room is finished with attractive white sparkle wet wall panels and speckled wet-flooring for a practical, easy-care finish. The room features a wall mounted sink and a close-coupled toilet, along with a glass cubicle housing a wall mounted electric shower. A rear-facing privacy window provides natural light, while a towel radiator and a wall-mounted mirror, add further practicality.

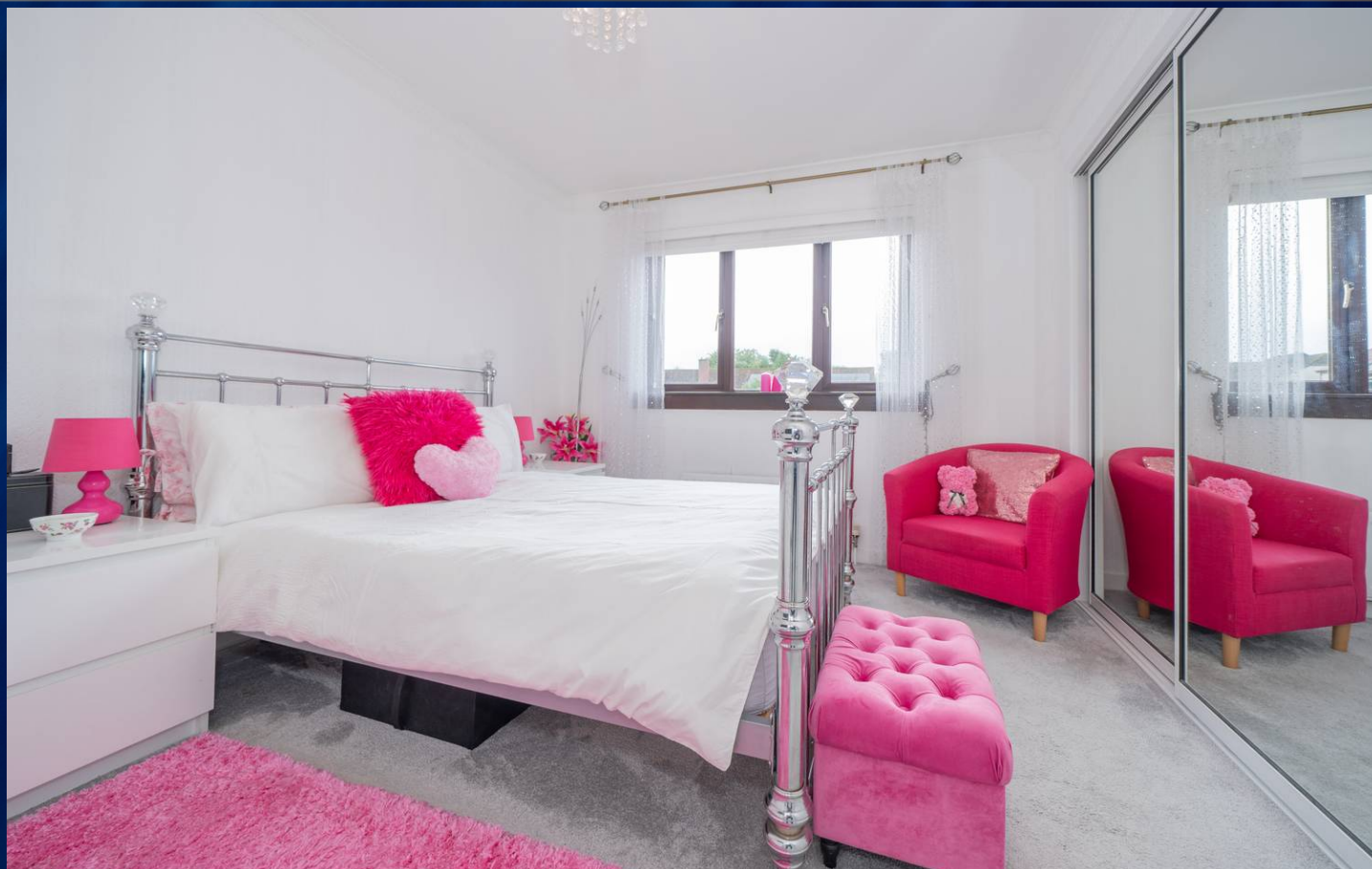
Second Bedroom

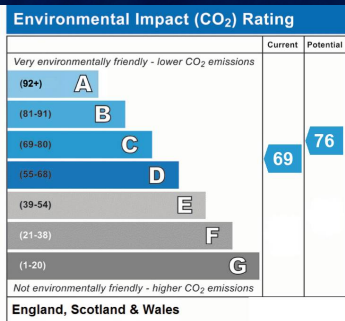
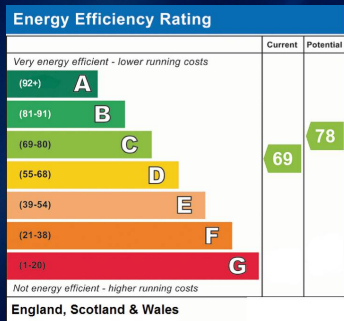
3.492m x 2.107m (11'05" x 06'11")

This versatile room is presented in a fresh and neutral style with grey carpeting and white painted walls. A rear-facing window brings natural light into the room, while the radiator and ceiling light provide everyday comfort. The versatile proportions make this an ideal child's bedroom, guest room or home office.

Rear Garden

The enclosed rear garden has been designed with easy maintenance in mind, featuring natural buff-coloured pebble stones alongside a dedicated wooden decking area. The decking provides an ideal space for outdoor seating, entertaining or enjoying warmer days, while the low-maintenance finish makes the garden both practical and appealing.





Additional Items

Tenure: Freehold. Council Tax Band: D . Factor Fee: None. EPC: C.

All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. All information provided by the listing agent 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

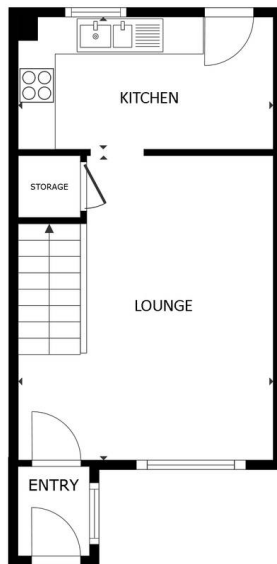
All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

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

THINKING OF SELLING

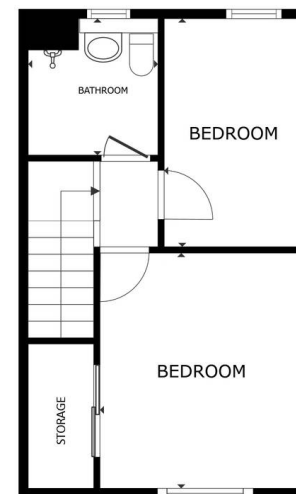
To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 31.5 m² FLOOR 2 34.0 m²
TOTAL: 65.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 31.5 m² FLOOR 2 34.0 m²
TOTAL: 65.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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.