



REMAX
Property

24, Smithy Brae, Kirknewton



Set within the well-regarded village of Kirknewton, 24 Smithy Brae, EH27 8AQ, is a charming three-bedroom home. Offering spacious accommodation and a generous rear garden, ideal for families or those looking for a change from city life into a quieter setting whilst being an easy commuter location. A welcoming entrance leads into a bright and comfortable lounge to the front, with the kitchen positioned to the rear, providing a practical and sociable space with direct access out to the garden.

Upstairs, the property offers three well-proportioned bedrooms, each providing flexibility for family living, home working or guest accommodation, all served by a family bathroom.

Externally, the home benefits from a lovely private rear garden, mainly laid to lawn with patio space, creating an ideal setting for relaxing or entertaining. The outdoor space is a real highlight of the property, offering excellent potential and a peaceful outlook.

The Home Report can be downloaded from the REMAX Property website.

Kirknewton is a highly sought-after village offering an excellent balance of semi-rural living and convenient access to nearby towns and cities. The village has a strong community feel and benefits from local amenities including a primary school, village shop, post office, and a popular local pub. Ideal for commuters, Kirknewton has its own train station providing direct links to Edinburgh, while the nearby A71 and M8 motorway network offer easy access to both Edinburgh and Glasgow. Edinburgh Airport is also within easy reach. A wider range of amenities can be found a short drive away in East Calder and Livingston, with Livingston offering extensive shopping and leisure facilities including two major shopping centres, retail parks, restaurants, bars, and leisure facilities. Schooling is well catered for, with secondary schooling available at Balerno High School and St Margaret's Academy. The surrounding area offers an abundance of outdoor space, with scenic countryside walks, cycle routes, and easy access to the Pentland Hills Regional Park, making it ideal for those who enjoy an active lifestyle.

Front Garden

This lovely cottage welcomes you with a dwarf stone wall, creating a peaceful approach, which encompasses the garden. There are some beautiful shrubs, a pathway to the main door with some decorative gravel and a paved area. There is unrestricted parking on the road to the front of the property.

Entrance Hallway

An exceptionally spacious hallway offers excellent room for coats, shoes and additional storage, with a useful area beneath the stairs. This area could also accommodate furniture – with a keyboard currently being used here. The space is enhanced by attractive half-height wooden panelled walls, with a tiled floor, ceiling-mounted lighting, a radiator, a smoke detector and power points.

Dining Lounge

6.600m x 3.620m (21'08" x 11'10")

A bright and generously proportioned room benefiting from dual aspect windows to the front and rear, allowing for excellent natural light throughout the day. The space features carpeted flooring and painted walls, with radiators providing warmth. Two lots of ceiling-mounted lighting and a smoke detector complete this versatile room, ideal for both relaxing and plenty of space for dining.

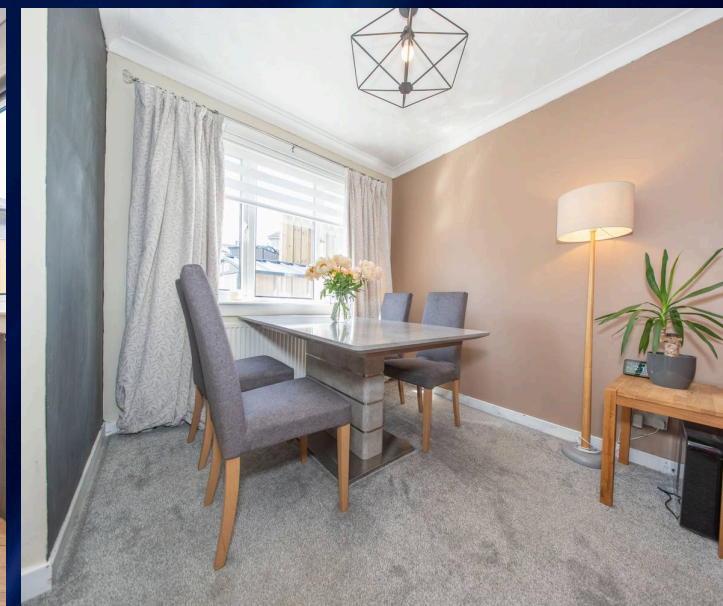
Kitchen

3.501m x 2.636m (11'06" x 08'08")

A well-appointed room fitted with modern white gloss wall and base units, complemented by a practical backsplash. The space includes a mid-height double oven and a four-ring induction hob with extractor fan above. A stainless-steel sink with drainer is positioned beneath the worktop, alongside designated space for both a washing machine and fridge freezer. A useful pantry provides additional storage, making this a highly functional and efficient kitchen space. Ceiling lighting and a heat detector finish the room.

Stairs and Landing

Carpeted stairs lead to a bright upper landing, also



Stairs and Landing

Carpeted stairs lead to a bright upper landing, also finished with carpeted flooring. The space features painted walls complemented by half-height wooden slatted panelling, adding character and warmth. A useful linen cupboard provides additional storage, while a ceiling-mounted light, attic hatch and smoke detector complete the area.

Main Bedroom

4.011m x 3.055m (13'02" x 10'00")

A generously sized primary bedroom offering a bright yet restful setting, with soft carpeted flooring and a clean, neutral finish throughout. The front-facing window allows for plenty of natural light, enhancing the sense of space. Well-proportioned to comfortably accommodate a range of furniture, the room is complete with a radiator, power points and a ceiling-mounted light, creating an ideal main bedroom retreat.

Bathroom

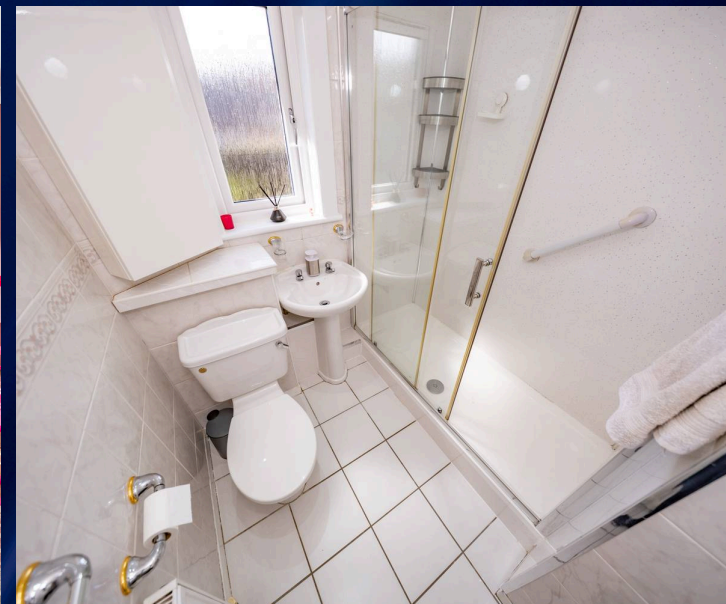
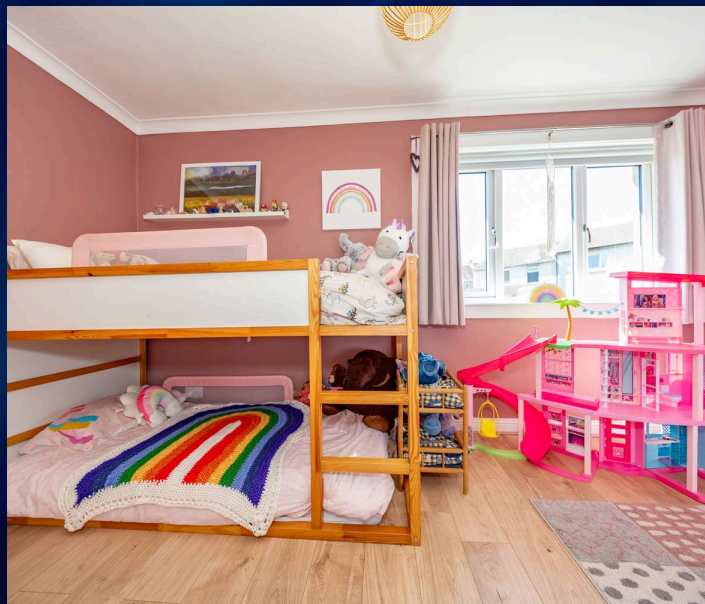
2.217m x 1.878m (07'04" x 06'02")

A modern bathroom fitted with a walk-in shower and wet wall panelling, complemented by tiled flooring for a sleek, low-maintenance finish. The room includes a pedestal sink and close-coupled toilet, with a glazed window to the rear allowing for natural light and ventilation. Ceiling spotlights, a radiator and a wall-mounted medicine cabinet complete this well-equipped space.

Second Bedroom

4.308m x 2.373m (14'02" x 07'10")

A generously sized room offering a bright and airy feel, with laminate flooring underfoot and a mix of painted and feature wallpapered walls, adding a touch of personality. The window enjoys a pleasant outlook over the rear garden, bringing in plenty of natural light. Finished with a radiator, power points and a ceiling pendant light, this is a well-proportioned room with flexibility for a range of uses.





Third Bedroom

2.828m x 2.135m (09'04" x 07'00")

A bright and well-presented room, currently utilised as a home office, featuring laminate flooring and painted walls. A window to the front allows for good natural light, while the room benefits from built-in storage, a radiator, power points and a ceiling pendant light, making it a versatile space suitable for a bedroom, study or nursery.

Rear Garden

A fully enclosed rear garden is designed for low-maintenance and outdoor living. Steps lead up to an area of artificial lawn, providing a practical space for children or pets, while a generous decked area offers the perfect spot for seating and entertaining. The garden is bordered by timber fencing for privacy, and further benefits from a useful external storage cupboard, complete with power.

Additional Items

Tenure: Freehold. Council Tax Band: B Factor Fee: N/A
There is unrestricted parking to the front of the property. 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](tel:01506418555) or with Sharon Campbell direct on [07960 996670](tel:07960996670).

OFFERS All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone [01506 418555](tel:01506418555).

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





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