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Solicitors and Estate Agents

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KAIMES CRESCENT
KIRKNEWTON, EH27 8AS



OFFERS OVER £175,000

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This well-presented, end-terraced property offers spacious and flexible accommodation for family living and is set over 2 floors with the benefit of a garden to the rear, a monobloc driveway to the front and a lock-up garage nearby.

A uPVC door leads to the hall with space for freestanding furniture and the meter cupboard.

The well-proportioned living room / dining room is brightly situated to the rear and has patio doors to the garden.

The kitchen is to the front and is fitted with a range of wall and base units with 1.5 stainless steel sink and drainer, co-ordinating work surfaces and upstand. The gas hob, oven, extractor chimney, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale but are not warranted. Worcester boiler.

There is a modern 2-piece cloaks/WC which completes the downstairs accommodation.

Stairs from the hall lead to the upper floor where there is a cupboard and a hatch to the attic with pull down loft ladder.

There are 3 double bedrooms.

Bedroom 1 is to the rear with a built-in mirrored door wardrobe and a further wall of custom-made wardrobes with hanging rails and side shelving.

Bedroom 2 is to the front with far reaching open vistas, a built-in wardrobe and space for freestanding furniture.

Bedroom 3 is to the rear and has a built-in wardrobe and space for freestanding furniture.

The modern, fully tiled bathroom completes the accommodation and is fitted with a white 3-piece suite comprising WC, recessed wash hand basin with vanity unit and a bath with overbath shower and glazed screen. Window to front.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
3 double bedrooms
Bathroom, cloaks/WC

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings and white goods as specified are included in the sale.





GARDEN

A gate at the side of the property leads to the fully enclosed, low maintenance garden to the rear with an access gate.

DRIVEWAY

The monobloc driveway provides parking for several cars. There is also a lock up garage nearby.

SITUATION

Kirknewton is a semi-rural conservation village located within West Lothian. It is the ideal location for commuters with excellent links to Glasgow and Edinburgh via M8 and A71 as well as frequent buses and trains being a short drive away from Kirknewton train station.

The property is also within driving distance of Kirknewton Primary School and is located within the catchment for Balerno High School. Livingston is a short drive away providing an extensive range of shops at The Elements and Designer Outlet together with supermarkets, retail parks, restaurants and numerous recreational facilities.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

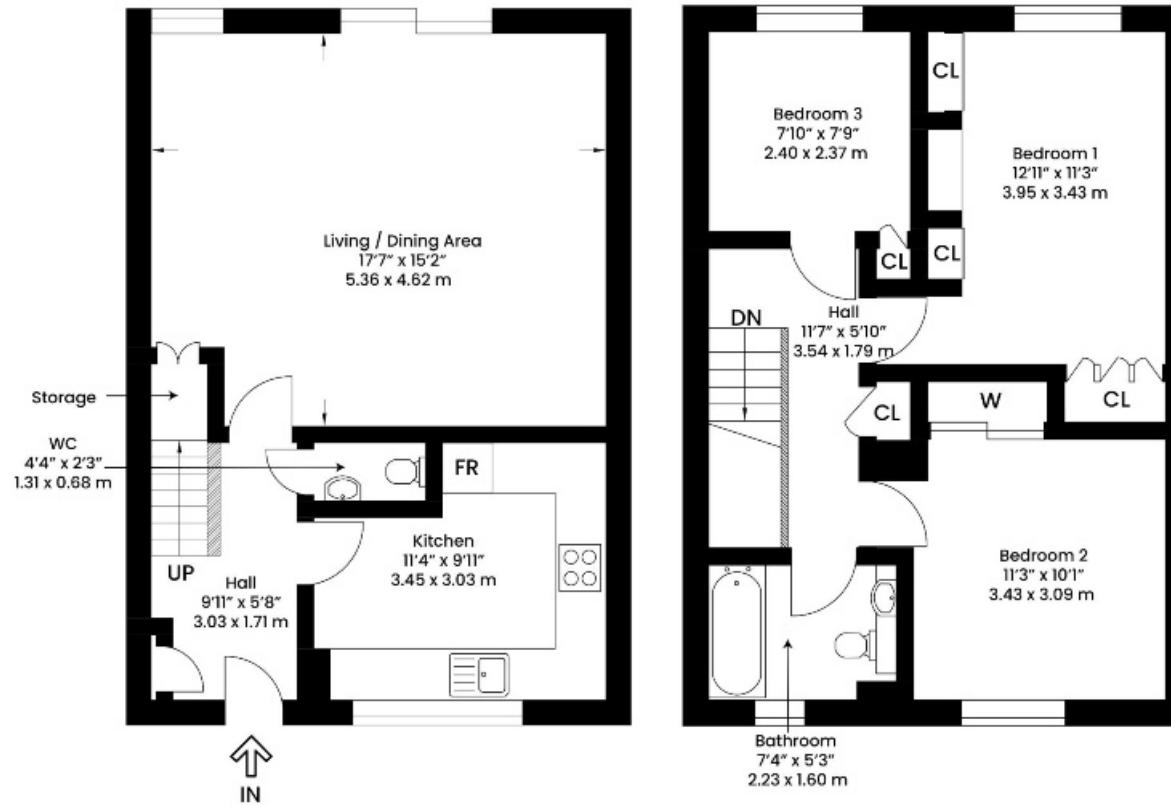
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The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through outboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 10927)
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We can open doors for you

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