



REMAX
Property

19 Kaimes Avenue, Kirknewton, EH27 8AU



Situated within the popular village of Kirknewton, this beautifully maintained home has been upgraded throughout to create a stylish and welcoming living environment. Enjoying open countryside views to the front and a generous multi-level rear garden, the property offers modern interiors, spacious accommodation and a convenient location close to local amenities, schooling and excellent commuter links to Edinburgh and beyond. Perfect for first-time buyers, young families or those looking for a home ready to move straight into. Stepping inside, the entrance hallway leads to a contemporary front-facing kitchen, beautifully finished with modern cabinetry, complementary worktops, tiled splashbacks, and free standing cooker. The spacious lounge and dining area provides excellent everyday living space, with bi-fold doors opening onto the garden and creating a seamless connection between indoor and outdoor living. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying attractive open countryside views. Bedroom three benefits from a full wall of mirrored fitted wardrobes, while the stylish family bathroom is fitted with a modern white suite, overhead shower and contemporary grey tiling. Outside, the fully enclosed rear garden has been designed for low maintenance and outdoor enjoyment, featuring multiple paved seating areas, decorative gravel sections, raised flower beds and a lawned area beyond. The front garden offers an attractive approach to the property, while residents benefit from the excellent amenities Kirknewton has to offer, including local schooling, village shops, cafés, rail links and easy access to the A71, Edinburgh, Livingston and the M8 motorway network.

Freehold Tenure

No Factor Fees

Council Tax Band - B

EPC - D

The location is ideal, with the local neighbourhood offering a wide variety of amenities. 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 great access to the A71, M8 and M9 motorway networks, with Edinburgh Airport about 7 miles away. The village has 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. 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.

Front Garden

An attractive approach creates a welcoming first impression, with steps and a pathway leading to the entrance of the property. Finished mainly with decorative stones with some planting. The home enjoys an open outlook to the front with views towards the surrounding countryside, enhancing the sense of space and setting.

Entrance Hallway

A bright and welcoming hallway finished with stylish laminate flooring and contemporary grey décor. Ceiling downlights create a modern feel, while a patterned glazed front door allows natural light to flow into the space. The hallway also benefits from a radiator, a smoke detector, a useful storage cupboard housing the fuse board.

Kitchen

3.521m x 3.029m (11'07" x 09'11")

Positioned to the front of the property, this modern fitted kitchen enjoys pleasant views towards the front garden and countryside beyond. Fitted with an excellent range of contemporary grey wall and base units complemented by grey worktops and stylish metro tiled splashbacks. Also featuring is a free standing double oven with four burner gas hob and a fridge-freezer, plus a one and a half bowl sink with drainer. Finished with laminate flooring, ceiling downlights and modern wall coverings, this is a practical and attractive space for everyday family living. A heat detector and power points are also provided.

Dining Lounge

5.485m x 4.770m (18'00" x 15'08")

A spacious and versatile room extending across the rear of the property, offering excellent space for both relaxing and entertaining. Bi-fold doors flood the room with natural light, whilst providing direct access to the rear garden, creating a seamless connection between indoor and outdoor living. Finished with laminate flooring and contemporary décor, the room also benefits from a generous under stairs storage cupboard, a radiator, a smoke detector and ceiling downlights.





Stairs and Landing

The staircase, complete with fitted carpet and painted handrail, leads to a bright upper landing finished in modern neutral tones. The landing provides access to all three bedrooms and the family bathroom, whilst offering two useful storage cupboards, attic access, ceiling downlights, a smoke detector and laminate flooring throughout

Primary Bedroom

3.771m x 3.330m (12'04" x 10'11")

A generously sized room positioned to the front of the property, enjoying attractive open countryside views and offering ample space for freestanding bedroom furniture. Beautifully presented with contemporary décor and laminate flooring. Ceiling downlights, a radiator and power points are included.

Second Bedroom

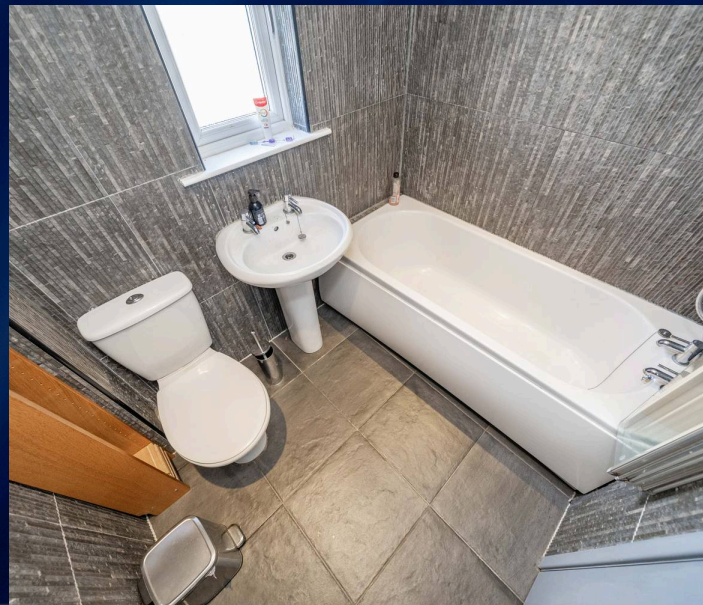
4.078m x 2.322m (13'05" x 07'07")

A well-proportioned double bedroom overlooking the rear garden. Finished in modern neutral tones with feature wallpaper, laminate flooring and ceiling downlights, this bright room offers excellent versatility as a spacious bedroom or guest room. A television aerial connection, a radiator and power points finish the room.

Family Bathroom

2.060m x 1.627m (06'09" x 05'04")

A stylish room fitted with a modern white three-piece suite. A bath with an over bath plumbed shower, with rainfall shower head and handheld shower, a pedestal wash hand basin and a close coupled toilet. Finished with contemporary grey textured wall tiling and tiled flooring. Also benefitting from ceiling downlights and a frosted front-facing window providing natural light, whilst maintaining privacy.



Third Bedroom

2.572m x 2.341m (08'05" x 07'08") A versatile third bedroom overlooking the rear garden, ideal as a child's bedroom, nursery or home office. The room benefits from a full wall of mirrored sliding wardrobes providing excellent built-in storage, together with contemporary décor, laminate flooring, ceiling downlights, a radiator and television aerial point.

Rear Garden

The fully enclosed garden has been thoughtfully designed to create an excellent outdoor space for both entertaining and everyday family life. Predominantly paved for low maintenance, the garden also incorporates decorative gravel areas and raised flower beds, providing an attractive balance of seating and green space. Fully enclosed by fencing, it offers a safe and private environment for children and pets to enjoy.

Additional Items

Tenure: Freehold. Council Tax Band: B. Factor Fee: Nil.

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 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

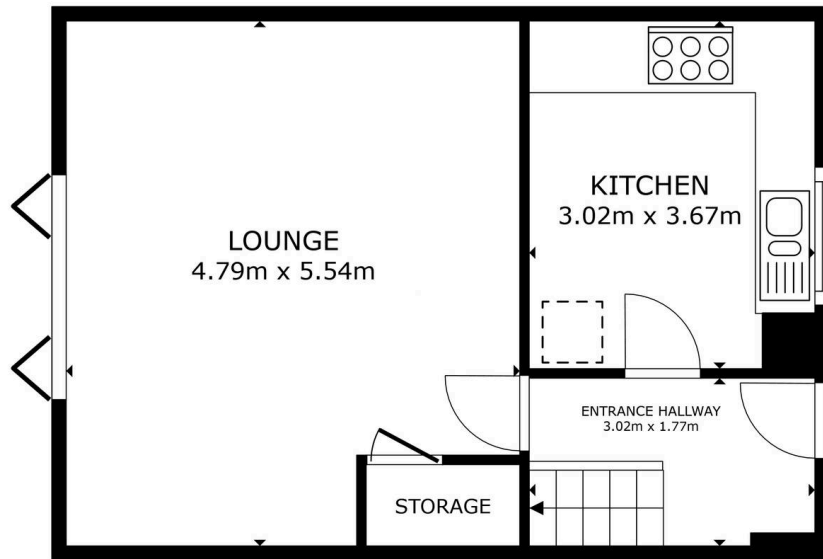
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

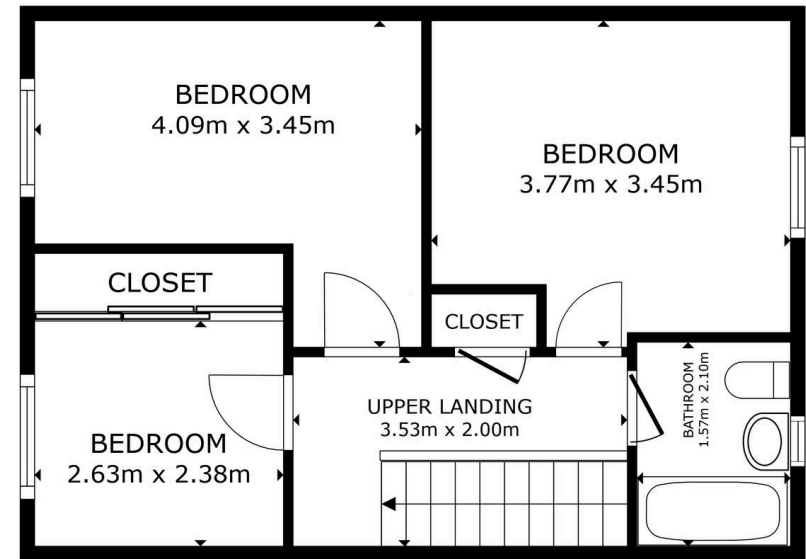
To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.



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		
(55-68) D			(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.