



13 Roosevelt Road
Kirknewton, EH27 8AD

Deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living Room/ Dining Room
- Conservatory
- Kitchen
- Utility Room
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



Forming part of a quiet residential area in the sought-after village of Kirknewton, this immaculately presented mid-terraced house enjoys a wonderful rural setting while remaining exceptionally well connected to Edinburgh, Glasgow and Livingston. The property benefits from excellent local village amenities including a pub, shop, pharmacy and post office, and close to excellent local schools. Presented in move-in condition, the accommodation comprises a welcoming entrance hallway, bright and spacious living/dining room, a conservatory, a separate modern fitted kitchen, three double bedrooms and a contemporary fitted bathroom. Externally, there are well-maintained private gardens to the front a rear of the property with a driveway that provides off street parking. A particular highlight is the stunning outlook from the rear garden, with panoramic views stretching across all three bridges and round to Edinburgh Castle. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob and hood. All appliances included in the sale are sold as seen with no warranty provided.

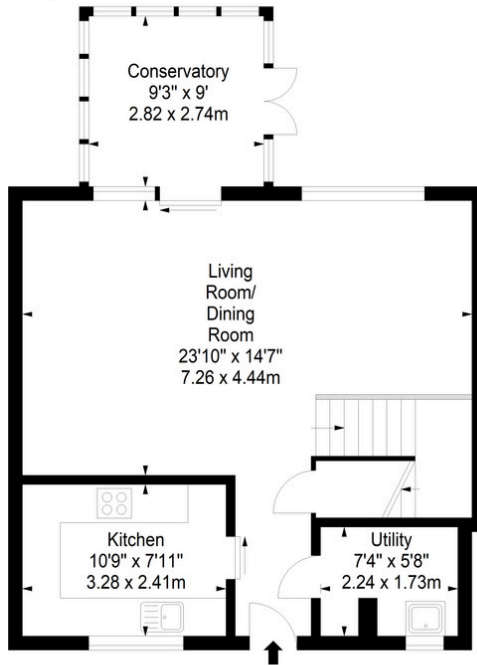




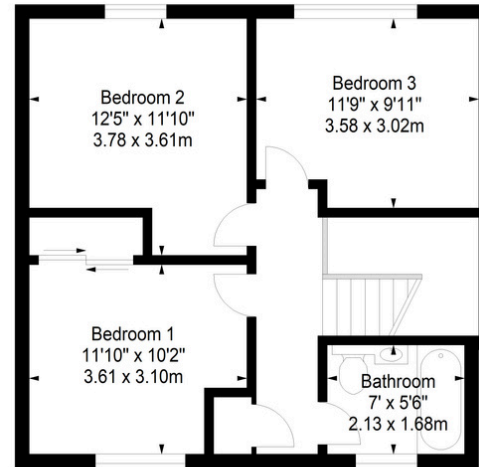
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West Lothian, EH27 8AD



Approx. Gross Internal Area
1174 Sq Ft - 109.06 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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