

# Peterkin & Kidd

Solicitors and Estate Agents

## 34

BRAEKIRK GARDENS  
KIRKNEWTON, EH27 8BW



**OFFERS OVER £240,000**

# 34

## BRAEKIRK GARDENS KIRKNEWTON, EH27 8BW

Enjoying a sought after cul-de-sac situation, this detached bungalow has been upgraded and is in walk-in condition.

The entrance door at the side gives access to the hall with all rooms leading off. There is a shelved cupboard with the tank and boiler and a hatch to the part-floored attic.

The spacious living room is to the front with a picture window offering views to the garden.

The dining kitchen is fitted with a range of cream gloss wall and base units with 1.5 sink and drainer, complementary worksurfaces and metro tiling to splashback. The ceramic hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale but are not warranted. There are windows to the side and rear and a door to the garden. The table and chairs are included in the sale.

There are 2 double bedrooms.

Bedroom 1 has space for freestanding furniture and a built-in mirrored door wardrobe. A further deep shelved cupboard houses the fuse box and meter.

Bedroom 2 is to the front with space for freestanding furniture and a built-in mirrored door wardrobe.

The shower room completes the accommodation and has a wash stand, WC and shower cubicle with shower and modern wet wall panelling. Window to side.

### ACCOMMODATION

Hall  
Living room  
Fitted dining kitchen  
2 bedrooms, shower room

Wet electric central heating, double glazing

### EXTRAS

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

### GARDEN

There are gardens to the front and rear of the property.

The front garden is low maintenance and laid to gravel. A gate at the side leads to the fully enclosed rear garden which is laid to lawn together with two patios and a garden shed which is included in the sale.





## DRIVEWAY

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The long driveway to the side provides off-street parking.

## SITUATION

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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 close to 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 Centre, The Elements and Designer Outlet together with supermarkets, retail parks, restaurants and numerous recreational facilities.

## VIEWING

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By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

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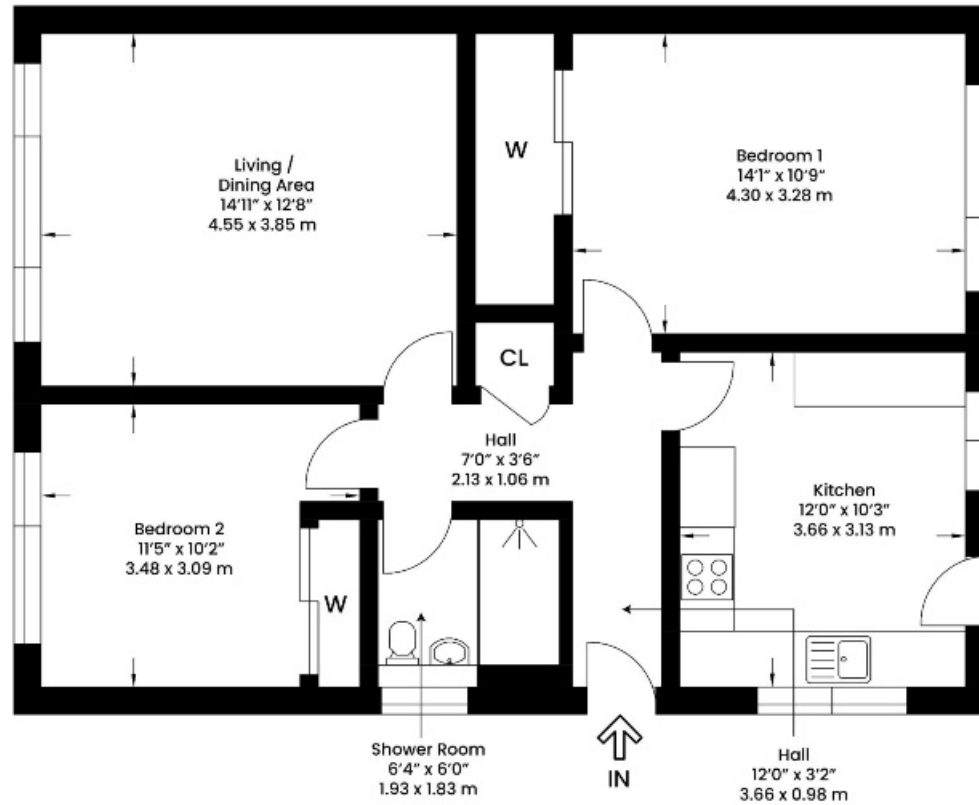
COUNCIL TAX BAND: D

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 dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D/110827)  
vistaBee 2026

# Peterkin & Kidd

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*We can open doors for you*

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