NEILSONS

Solicitors & Estate Agents



Fixed Price

£400,000

9 Wilkieston

Wilkieston, West Lothian EH27 8BE

An exciting opportunity has arisen to acquire a well-presented and generously proportioned detached bungalow situated on a substantial plot of ground with planning permission to build two semi-detached homes. The property provides excellent accommodation with development opportunity and viewing is recommended to be fully appreciated. Further information on the planning permission can be made available by the selling agents.

- 3 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Off-street parking
- Private gardens to front, side and rear
- Outbuilding
- EPC Rating – E
- Council Tax Band - E



Description

The accommodation in brief comprises; entrance vestibule leading to welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining with wood burning stove pleasantly overlooking the rear, open plan to stylish fitted kitchen with ample wall and floor mounted units, light and airy principal bedroom with en-suite shower, two further well proportioned bedrooms and contemporary fitted bathroom with shower over bath. Further benefits include access hatch to loft storage and the property has undergone a full roof replacement approx. 3/4 years ago and is under a 10-year warranty.





Extras

All fitted floor coverings will be included in the sale together with the white goods.

Gardens, Driveway & Outbuilding

The property sits on a generous plot with well maintained private garden grounds located to the front, side and rear of the property together with extensive off-street parking. There is an outbuilding located to the rear which currently houses a sauna (no guarantees or warranties are provided for the working order of this) but provides excellent potential.

Development opportunity

The property has planning permission to create two semi-detached properties in the land to the front of the property and further information can be obtained by the planning portal https://planning.westlothian.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=ZZZWU4RJJV535

Viewing

Please contact Neilsons on 0131 625 2222.









Location

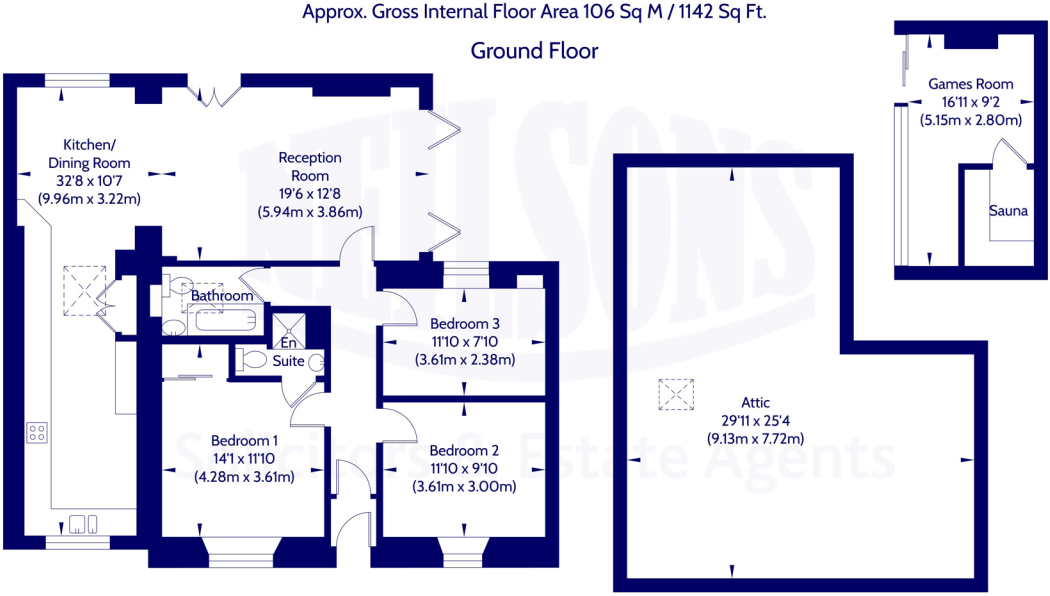
The property is pleasantly situated within the small semi-rural village of Wilkieston located adjacent to the A71. With a regular bus service to Edinburgh, Livingston, Heriot-Watt & Napier Universities and one mile from Kirknewton with its Post Office, village shop, pub, primary school and frequent rail service to Edinburgh, Livingston and Glasgow. Comprehensive shopping can be found at the Almondvale Shopping Centre in nearby Livingston. Edinburgh Business Park, The Gyle Shopping Centre and the park and ride at Hermiston Gate, with quick access to Edinburgh City Centre, are all easily accessible. Within the vicinity are an abundance of leisure pursuits including the local squash/tennis club, indoor climbing centre, golf courses, Dalmahoy Country Club, good walks and the Union Canal towpath offering cycle and jogging routes into the city and throughout West Lothian.





Approx. Gross Internal Floor Area 106 Sq M / 1142 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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