



REMAX
Property

15 Churchill Way, Kirknewton



Located within the popular village of Kirknewton, this attractive 3 bed roomed house offers a rarely available opportunity to buy in this quiet cul-de-sac. The property provides well-proportioned accommodation and a practical layout, making it an appealing home in a convenient and well-connected location. Situated within the popular village of Kirknewton, this beautifully maintained home has been thoughtfully upgraded throughout to create a stylish and welcoming living environment. With quality finishes throughout, 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 welcoming entrance hallway leads to a contemporary front-facing kitchen, beautifully finished with modern grey cabinetry, complementary worktops, metro tiled splashbacks, integrated double oven and gas hob. To the rear, the spacious lounge and dining area provides an excellent everyday living space, with bi-fold doors opening directly 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 to the front. Bedroom three benefits from a full wall of tinted glass door 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. Whether you're taking your first step onto the property ladder, looking for more family space or simply searching for a stylish home in a desirable village setting, this fantastic property is well worth viewing.

Front Garden

Inviting you to this family home is a paved parking area with an adjacent path leading to the front door. Being walled on three sides, with well-established flower beds and a grassed area, this charming approach sets the tone for the ambience.

Entrance Porch

A wonderful addition to the property which provides space for storage and seating. Lit by lots of natural light via the windows and the half glazed front door, this area is very practical. Finished with a fully tiled floor and half-height wood panelling on three sides, with a ceiling light for added convenience.

Reception Hallway

The modern décor begins with wooden flooring and painted walls. Recessed ceiling spotlights enhance the natural light entering via the part-glazed front door. A large integrated storage cupboard, a smoke detector and a radiator are also provided.

Dining Lounge

7.776m x 4.461m (14'08" x 07' 06")

Drawing you in from the entrance are the amazing views to the rear of the property, looking over the local countryside. The high quality laminate flooring provides a seamless finish and the painted walls enhance the modern décor. The log burning stove adds character and charm. Sliding doors and windows to the rear allow the natural light to flood in being complemented by recessed ceiling downlights plus a light fitting over the dining table. Two radiators, power points, an ethernet socket and a telephone socket are also supplied.





Kitchen

4.056m x 2.389m (13'04" x 07'10")

What a delight to look out onto your garden whilst cooking. This modern room has an abundance of wall and floor mounted cupboards providing lots of storage. The large window to the front of the property brings in lots of natural light and the recessed ceiling downlights complement this. Painted walls, a tiled splashback, a wood effect work surface, with upstands and laminate tiles to the floor add to the contemporary décor. A built-in mid-height double electric oven, a five ring gas hob, a cooker hood, an American style fridge freezer, washing machine and dishwasher will all be included within the sale. The sink comprises of a one and a half sink with drainer board and mixer tap. A glazed pocket-style door, a heat detector and power points complete this room.

Downstairs Toilet

1.847m x 1.547m (06'01" x 05'01")

This characterful room creates a garden retreat indoors. Decorated with vinyl tiled flooring and blue painted walls with a tiled splashback. A modern tabletop basin sink sits on a wooden unit, with a white close coupled toilet completing the suite. A window, with two smaller lattice style windows above, brings in an abundance of natural light and is complemented by a ceiling light. A radiator finishes this room.



Stairs and Landing

A wooden staircase rises from the lounge and turns to the upper floor, where the real wooden flooring provides a striking feature. The décor continues with painted walls and a light centred over centre staircase, with a second ceiling mounted light on the landing. A partially floored attic, with pull down ladder, a smoke detector, a power point and a window are included.

Primary Bedroom

4.077m x 3.548m (13'05" x 11'08")

A large window overlooks the rear garden, providing natural light and lovely views. The real wood flooring continues and co-ordinates with the painted walls. A built-in wardrobe and cupboard allow for storage. A ceiling light, a radiator and power points are supplied.

Second Bedroom

3.740m x 2.835m (12'03" x 09'04")

The contemporary décor continues with the real wood flooring and painted walls. The windows to the rear of the property allow for views of the countryside and beyond. A built-in wardrobe with cupboards, a ceiling light, a radiator and power points complete the room.

Bathroom

3.234m x 1.673m (10'07" x 05'06")

This boutique style bathroom will make the morning routine a pleasure. The tiled flooring complements the walls which have been finished with tiled splashbacks and the remaining walls neutrally painted. The white suite comprises of a white bath, with a wall mounted shower, with two sources of water: first is electric, plus a rainfall shower head that is connected to bath taps heated by the combi-boiler. A back to wall toilet and a sink, set within a vanity unit, complete the suite. Windows allow in the natural light and there is a ceiling mounted light. A chrome ladder radiator and two integrated cupboards finish the room.

Third Bedroom

3.614m x 3.018m (11'10" x 09'11")

The real wooden floor continues and the green painted walls blend well. The ceiling mounted light enhances the natural light streaming in from the large windows to the front. More storage solutions with a built-in wardrobe and storage cupboards. Power points and a radiator are provided.



Rear Garden

A wonderfully private, mature garden with an amazing outlook to the countryside beyond. A patio area immediately outside the house provides a large seating area for relaxing and entertaining. With predominantly grass, this makes a safe area for children and animals alike. A pathway leads to the shed and there is some mature planting of trees, shrubs, fruit and vegetables and flowering plants. A second shed is located at the end of the garden; both sheds will be included in the sale.

Additional Items.

Tenure: Freehold. Council Tax Band: C. Factor Fee: N/A. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale, as well as both garden sheds. 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](tel:01506418555) or with Sharon Campbell direct on [07960 996670](tel:07960996670).

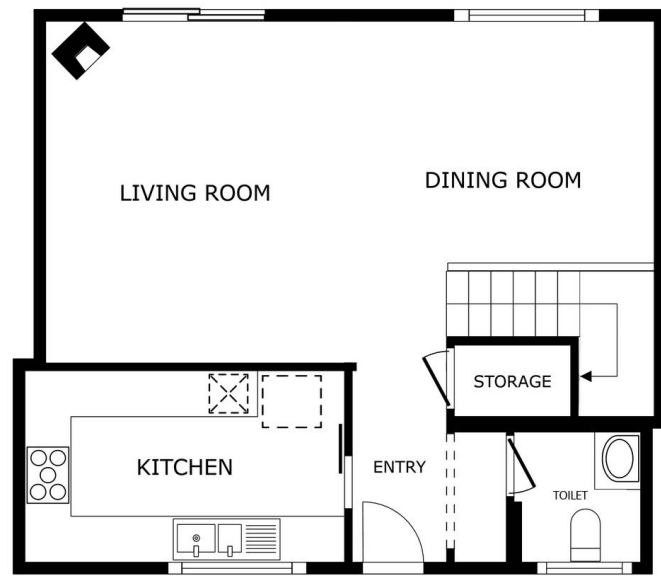
OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone [01506 418555](tel:01506418555).

INTEREST

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





FLOOR 1



FLOOR 2



REMAX Property

Remax Property, Remax House – EH54 6TS

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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.