



6 Hallcraigs, Kirknewton, EH27 8BF



## Extended Three-Bedroom Family Home with Exceptional Garden Room

Set within the highly desirable semi-rural village of Kirknewton, this beautifully presented and thoughtfully extended three-bedroom home offers a superb balance of modern specification, natural light and practical family living.

A key feature of the property is the impressive sunroom extension, which provides a bright, flexible second reception space with full climate control - significantly enhancing how the home can be used throughout the year.

The property has been enhanced to create a highly liveable layout, with a well-appointed kitchen, excellent storage throughout, and private gardens with off-street parking.

Kirknewton is a highly regarded semi-rural conservation village offering an excellent balance of countryside living and accessibility.

The property is ideally positioned for commuting, with easy access to the A71, M8 and M9 motorway networks. Edinburgh Bypass and South Gyle are approximately 5 miles away, while Livingston town center is around 3 miles from the property. Edinburgh Airport is also within convenient reach.

The village itself benefits from a strong sense of community and offers a range of local amenities including a village shop, Post Office, pharmacy, takeaway and local pub, along with a park and community hub.

A railway station within the village provides direct links to both Edinburgh and Glasgow, making it particularly attractive for commuters. Local schooling is well catered for, with nursery and primary education nearby, and secondary schooling at the highly regarded Balerno High School. The surrounding area also offers a variety of pleasant countryside walks.





### **Entrance Vestibule**

A bright and welcoming entrance space featuring real wood flooring and neutral décor. A decorative glazed front door, complemented by a side window, allows natural light to flow into the hallway. Please note: the existing hall light fitting will be retained by the seller.

### **Downstairs WC**

1.41m x 0.88m (4'7" x 2'10")

A well-presented and practical space comprising WC and wall-mounted wash hand basin, finished in neutral décor, with an opaque window providing natural light and privacy.

### **Dining Lounge**

4.97m x 4.35m (16'3" x 14'3")

A spacious and versatile reception room with ample space for both lounge and dining furniture. A large front-facing window fills the room with natural light, while a modern built-in electric fireplace creates an attractive focal point. The wall-mounted television will be included within the sale.

### **Kitchen**

5.36m x 2.34m (17'6" x 7'11")

A modern and well-appointed kitchen fitted with a range of wood-effect wall and base units, complemented by quartz worktops and full-height tiling between the worktops and cabinets, creating a clean and cohesive finish. Integrated appliances include oven, gas hob with extractor hood, integrated undercounter fridge, integrated undercounter freezer and slimline integrated dishwasher. Additional space is provided for a washing machine and tumble dryer. A rear-facing window allows for natural light, while French doors open directly into the sunroom, creating a seamless connection between the spaces. A particularly useful feature is the large under-stairs storage cupboard, providing excellent additional storage for household items or pantry use. Further benefits include under-cabinet lighting and plinth-level lighting, enhancing both functionality and atmosphere.

### **Sunroom / Garden Room**

4.35m x 2.81m (14'3" x 9'2")

A standout feature of the home, this bright and spacious extension benefits from a striking glass roof, allowing exceptional levels of natural light. This space effectively acts as a second reception room, offering flexibility for use as a sitting area, dining space or relaxed family zone, with direct access to the garden. Double doors open directly onto the rear garden, making this an ideal space for entertaining. The room is enhanced by a dedicated air conditioning unit with heating and cooling function (reverse-cycle system), ensuring comfortable year-round use.

### **Main Bedroom**

3.46m x 2.41m (11'4" x 7'11")

A well-proportioned double bedroom overlooking the rear garden, benefiting from two sets of fitted double wardrobes providing excellent storage.

### **Bedroom Two**

3.03m x 2.48m (9'11" x 8'2")

A bright double bedroom to the front of the property with fitted wardrobes and space for additional furnishings.

### **Bedroom Three**

2.56m x 2.05m (8'4" x 6'8")

A flexible room suitable as a single bedroom, nursery or home office, with fitted storage and front-facing window.

### **Family Bathroom**

2.18m x 1.98m (7'2" x 6'6")

A contemporary bathroom finished with full-height marble-effect tiling. Comprising a double-ended bath with central taps, separate corner shower with rainfall head and handheld attachment, vanity unit with integrated sink and WC. Additional features include chrome fittings, heated towel radiator and ceiling downlights.

### **External**

A well-maintained front garden laid mainly to lawn with decorative planting, alongside a driveway providing off-street parking. The rear garden is private and enclosed, offering a mix of lawn, mature planting and a patio area directly accessed from the sunroom - ideal for outdoor dining and entertaining. A garden shed provides additional practical storage.



### **Additional Items**

#### **Tenure: Freehold. Council Tax Band: D. Factor Fee:**

All fitted floor coverings and the kitchen items mentioned 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. The white goods may be left at the owner's discretion.

### **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, 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 TODAY.

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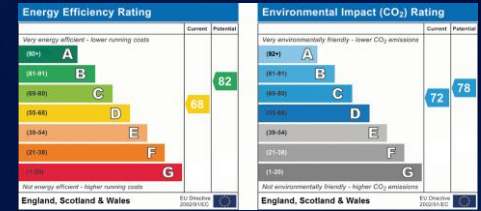
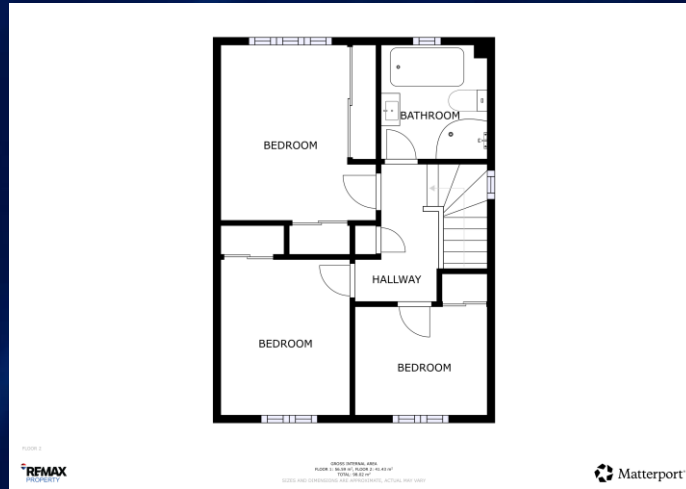
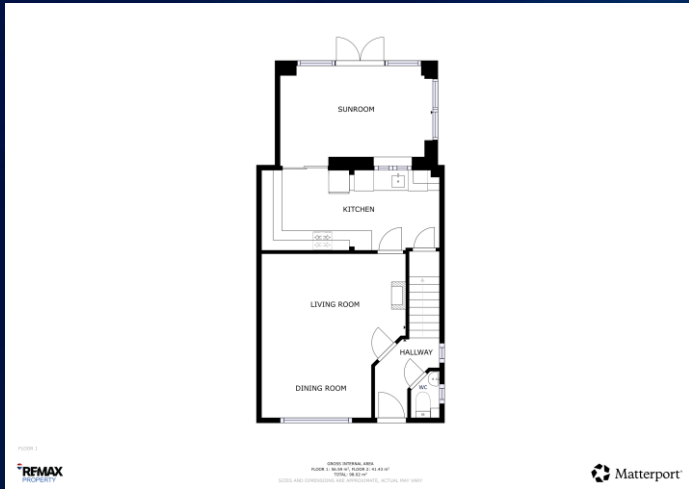
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