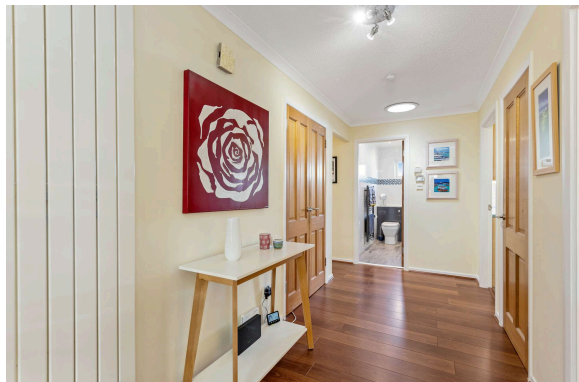




8 Station Road
KIRKNEWTON EH27 8BJ


warners
solicitors & estate agents





8 Station Road

KIRKNEWTON | EH27 8BJ

Warners are delighted to present this rarely available four-bedroom detached bungalow, occupying a generous corner plot within the peaceful and picturesque village of Kirknewton. Boasting attractive views towards the Forth bridges the home is surrounded by wrap-around gardens and enjoys a tranquil semi-rural setting. This superb home offers spacious and flexible accommodation ideally suited to families, downsizers or those seeking single-level living within easy reach of Edinburgh.

The property is accessed via a paved pathway leading to an entrance vestibule and welcoming central hallway, from which all accommodation flows. The bright and airy living room enjoys excellent natural light, with glazed doors opening into a large conservatory. This additional reception space provides a wonderful vantage point over the front and side gardens, creating a relaxing environment for both everyday living and entertaining. The generously proportioned dining kitchen forms the heart of the home, offering ample space for a family dining table and fitted with a good range of units and worktop space. A separate utility room provides further storage and direct access to the garden, enhancing practicality.

The property offers four bedrooms in total, including three well-sized doubles and a versatile single bedroom, ideal for use as a home office or study. A modern family bathroom with electric shower over bath is complemented by a separate shower room, ensuring convenience for busy households. Externally, the home is set within extensive wrap-around gardens, predominantly laid to lawn with a raised decking area, perfect for outdoor dining and enjoying the surrounding greenery. A private driveway leads to a detached single garage, providing excellent parking and storage solutions.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. Offering generous accommodation, a substantial plot and an enviable semi-rural setting, this outstanding home represents a rare opportunity, and early viewing is highly recommended.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

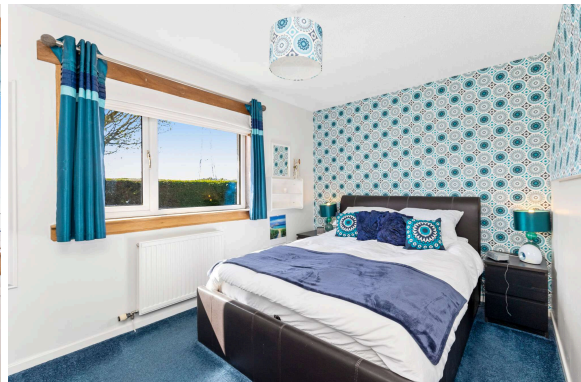




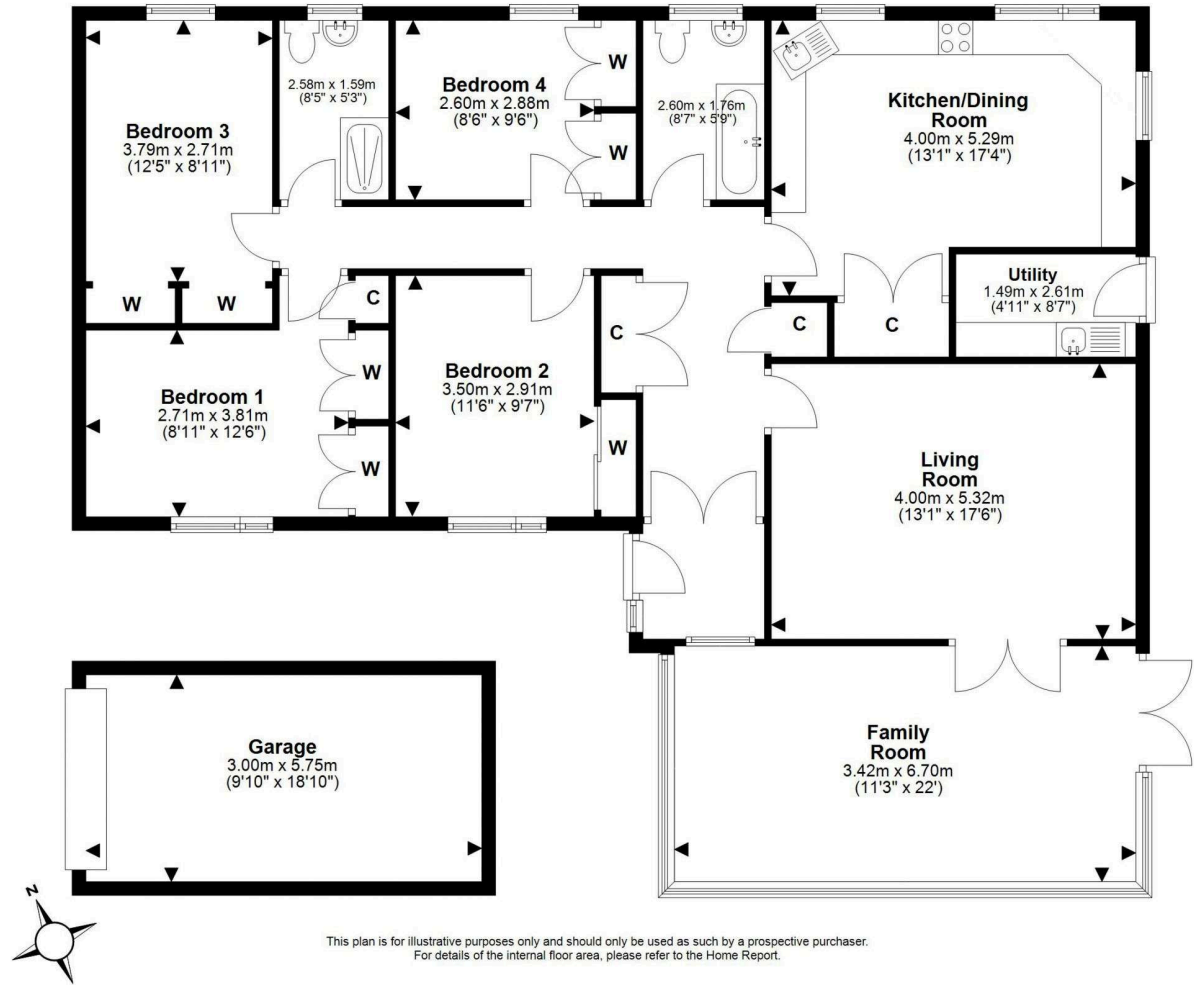
- Rarely available detached bungalow on a generous corner plot with views towards the iconic Forth Bridges
 - Peaceful semi-rural setting in sought-after Kirknewton
 - Entrance vestibule leading to central hallway
 - Bright and spacious living room with glazed doors to conservatory
 - Large conservatory
 - Generous dining kitchen with Utility room
 - Three well-proportioned double bedrooms
 - Fourth bedroom (single), ideal as home office/study
 - Modern family bathroom with shower over bath
 - Separate shower room
 - Wrap-around private gardens laid to lawn with raised decking area
 - Private Driveway leading to detached single garage
 - Gas central heating and double glazing
- All integrated kitchen appliances will be included in the sale of the property, this does not consist of free standing items, conservatory blinds will also be included.
EPC: C. CT: E.



The subjects are located in the West Lothian conservation village of Kirknewton, a delightful semi rural community which is within easy reach of Livingston and well within commuting distance of Edinburgh and Glasgow. The property is well placed to take advantage of a number of shops to cater for everyday requirements, including a good general store and a Post Office. Further amenities are available at the Almondvale Shopping Centre in Livingston, which offers a relaxed form of shopping under one roof. Leisure pursuits on offer include the local park and golf courses at Ratho, Dalmahoy and Livingston, where a number of other sporting activities can be enjoyed. Surrounded as it is by open countryside, the area lends itself to restful country walks. Kirknewton has its own primary school, with secondary schooling at the highly regarded Balerno High School. The property is located close to a main bus route, which operates to most parts of West Lothian, Edinburgh and outlying areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Kirknewton has its own railway station.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.