



REMAX
Property

Milrig Holdings, Kirknewton

Offers in Region of £TBC



Designed by the Sellers, this Bespoke Family Home is set on an Extensive One Acre Plot

Set in a secluded location, this amazing family home is a credit to its current owners and the land could be used for a variety of needs. Located with easy access to the road network and local facilities, this amazing home in Milrig Holding, Kirknewton, EH27 8DE, would make an ideal purchase for a family, someone needing equestrian land for horses, someone needing workshop space, etc. Sharon Campbell and REMAX Property are pleased to bring this delightful property to the market.

Ground Floor: Entrance Hallway, Lounge, Dining Kitchen, Utility Room, Second Lounge with Dining Room and Shower Room. All benefitting from under floor heating.

First Floor: Upper Landing, Primary Bedroom, En-Suite Shower Room, Two Further Double Bedrooms, Family Bathroom and Several Storage Cupboards. Outside: Garage, Many Sheds, Parking for Multiple Vehicles and Gardens.

Tenure: Freehold. Council Tax Band: F. Factor Fee: N/A

The new Calderwood development is close-by and is a growing community with modern facilities, including a new Primary School and Nursery, with other shops planned. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The town has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's Academy. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Gardens to Front and Side and Garage

This sizeable plot has been designed with an inviting approach to the property. A gated entrance leads to an expansive mono-blocked driveway, with parking for several vehicles. A summer house, with power and lighting, provides outdoor seating to the front and is surrounded by some lovely planting, plus a decked section, a grassed area and paving to provide seating and entertaining areas. The garage, 5.981m x 3.214m (19'07" x 10'06") comes with power and lighting and has a floored attic space, plus solar panels.

Entrance Hallway

The contemporary décor welcomes you into this amazing property. Natural light enters through the part-glazed front door and adjacent glass panel. Decorated with wooden flooring and neutrally painted walls. The charm of the property is emphasized by the modern doors and sleek finishes. An integrated cupboard, ceiling lights, a smoke detector and power points finish this area.

Lounge

5.435m x 4.382m (17'10" x 14'04") A wonderful room with dual aspect windows to the side and front of the property, allowing the room to be flooded with natural light. A feature fireplace creates a focal point to the room, with a multi-fuel oven fitted. Decorated with one feature wallpapered wall, neutral to the remainder and a neutral carpet to the floor. Additional lighting is from recessed ceiling downlights. Under floor heating, a television aerial socket, a telephone socket, a smoke detector and power points are also provided.





Kitchen

5.602m x 5.321m (18'04" x 17'05") This spacious room has been designed to be the hub of the home. There is an abundance of cupboards with cream frontages. The central island provides a wow factor to the room and allows for additional storage and seating. The coordinating wooden work surfaces with tiled splashbacks and neutrally painted walls, continue the contemporary décor, along with the wooden flooring. The eye-level double electric ovens with grill plus 5 ring gas hob, will be included in the sale, along with the cooker hood, slimline bottle refrigerator and dishwasher. There is also space for an American-style fridge-freezer. The sink area comprises of a one and a half sink with mixer tap and drainer. Windows on two sides, plus double glazed doors, allowing in natural light and there are recessed ceiling downlights. There is space for a table and chairs or sofa. A heat detector, power points and under floor heating finish this room.

Utility Room

3.518m x 1.991m (11'06" x 06'06") This useful room provides practical additional space. The wall and floor mounted units continue from the main kitchen. The tiled splashbacks and work surfaces blend with the neutrally painted walls and the floor has been fitted with tiles. There is space for an under counter washing machine and a tumble dryer. The sink area comprises of a stainless-steel sink with mixer tap plus a drainer. The window to the front of the property brings in natural light and there are ceiling downlights. A door leads internally to the garage. Under floor heating, an extractor, a carbon monoxide detector and power points complete this room.



Second Lounge with Dining Area

7.872m x 3.672m (25'09" x 12'00") Double doors opening from the kitchen make this space the perfect setting for a large family gathering. This fabulous room offers an expansive space, which is fully adaptable. The neutral décor continues with painted walls and wooden flooring. The abundance of windows, with additional ceiling downlights, make this room bright and airy, along with the double doors to the garden. Under floor heating, a smoke detector and power points are also included.

Living Level Shower Room

2.861m x 1.048m (09'04" x 03'05") A modern room which has a shower cubicle with wall mounted electric shower. The white suite comprises of a close coupled toilet and a wall mounted sink. Decorated with tiled splashbacks, wet wall panelling in the cubicle and tiling to the floor. The window to the front of the property allows in natural light which is enhanced by recessed ceiling downlights. Under floor heating, built-in speakers, a medicine cabinet and an extractor complete the room.

Stairs and Landing

The wooden staircase leads to the carpeted upper landing, where the neutral décor continues with painted walls. A window brings in natural light and is complemented by recessed ceiling downlights. A smoke detector, an attic hatch and a single power point are all provided.

Principal Bedroom

5.192m x 3.856m (17'00" x 12'07") This impressive, spacious bedroom has been decorated with one feature wall and neutral tones to remaining three walls with a fully fitted carpet to the floor. A double window overlooks the front of the property and there are ceiling downlights. Large built-in wardrobes provide a wealth of storage. A radiator and power points finish this room.





Principal Bedroom

5.192m x 3.856m (17'00" x 12'07") This impressive, spacious bedroom has been decorated with one feature wall and neutral tones to remaining three walls with a fully fitted carpet to the floor. A double window overlooks the front of the property and there are ceiling downlights. Large built-in wardrobes provide a wealth of storage. A radiator and power points finish this room.

En-Suite Shower Room

3.875m x 2.098m (12'08" x 06'10") A modern room which has a shower cubicle with wall mounted shower, with rainfall shower head and an additional handheld shower. The white suite comprises of a close coupled toilet and a wall mounted sink. Decorated with tiling to the walls and tiles to the floor. A Velux window allows for natural light. Ceiling downlights, a white ladder radiator and an extractor complete the room.

Second Bedroom

4.407m x 3.304m (14'05" x 10'10") This delightful room has been decorated with one feature wall, neutrally painted to the remaining walls with laminate flooring. Double windows bring in natural light and are complemented by ceiling downlights. Multiple wardrobes are fitted. A radiator and power points finish this room.

Third Bedroom

3.665m x 3.239m (12'00" x 10'07") A fabulous room decorated with one feature wall and neutral tones to the remaining walls with a neutrally coloured carpet to the floor. A Velux window make this a bright room, with ceiling downlighting enhancing this. Built-in wardrobes provide storage solution. Power points and a radiator are provided.



Family Bathroom

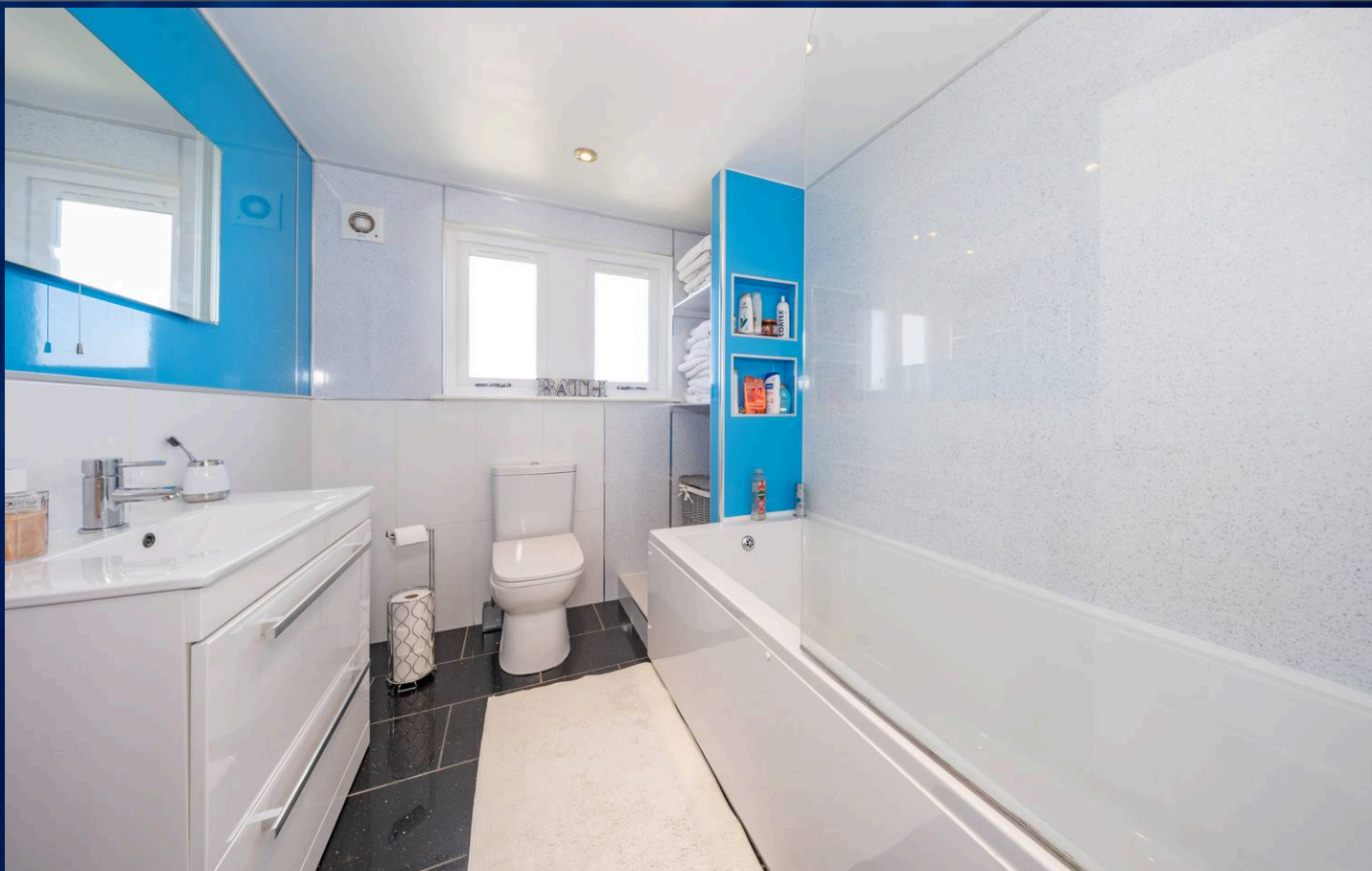
2.516m x 2.105m (08'03" x 06'10") A bright room which has been finished wet wall panelling to the walls and tiles to the floor. The white suite consists of a wall mounted shower set over a bath, with overhead shower plus handheld shower hose, a close coupled toilet and an inset sink, set in a unit with storage. Two windows allow in natural light and there are ceiling downlights. A chrome ladder radiator and an extractor complete the room. Extractor fan, space for laundry basket and shelving.

Gardens and Outbuildings

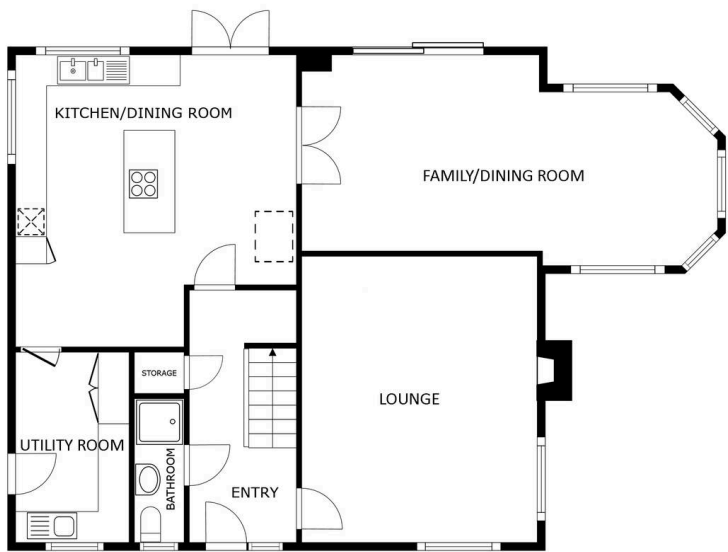
The house is located on a plot of around an acre in total. Designed with some planting in beds, a grassed area and a paved area providing space to accommodate a multitude of uses. The sheds and covered unit with attached storage will be sold as seen. Most of the land is uncultivated ready for a new owner to use for their own needs, be that equestrian or vehicle storage, etc.

Additional Items

Tenure: Freehold. Council Tax Band: F. Factor Fee: N/A All fitted floor coverings, blinds and kitchen items mentioned are included in the sale. All external sheds, workshops, greenhouses, will be 'sold as seen'. 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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		94	(92+)	A		
(81-91)	B			(81-91)	B	83	85
(69-80)	C	82		(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 106.8 m² FLOOR 2 64.0 m²
 EXCLUDED AREAS ; REDUCED HEADROOM 10.1 m²
 TOTAL : 170.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 106.8 m² FLOOR 2 64.0 m²
 EXCLUDED AREAS ; REDUCED HEADROOM 10.1 m²
 TOTAL : 170.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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.