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Braekirk Avenue, Kirknewton, EH27 8BL

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Braekirk Avenue, Kirknewton



Enjoying a peaceful cul-de-sac position with an open outlook across rolling countryside, this immaculately presented detached villa offers a wonderfully flexible family home in the picturesque village of Kirknewton.

A much-loved family home since it was built in 1993, the property offers generous and adaptable accommodation designed to suit family life and evolve as needs change over time. The ground floor features a bright and spacious lounge alongside a kitchen and separate dining room, with French doors opening into a light-filled conservatory overlooking the garden and countryside beyond.

Adding excellent versatility is a ground-floor bedroom/family room together with a separate shower room, creating an ideal arrangement for guests, multi-generational living or future single-level living. Upstairs are three well-proportioned bedrooms, the master with en-suite, and the family bathroom.

Outside, beautifully maintained, easy-care gardens complement the home and enjoy far-reaching views towards the City of Edinburgh, with the iconic Forth Bridges visible. A long private driveway provides generous parking and leads to the detached garage.

What's special about this house

- Impressive detached family villa, immaculately presented and beautifully maintained throughout.
- Wonderful open outlook across rolling countryside, creating an attractive sense of space and privacy.
- Bright and spacious lounge complemented by a kitchen, separate dining room and light-filled conservatory.
- Three well-proportioned bedrooms are located upstairs, including the master bedroom with en-suite facilities, together with the family bathroom.
- Ground-floor bedroom/family room and separate shower room, ideal for guests, multi-generational living or future single-level living.
- Beautifully manicured, easy-maintenance gardens, with the rear enjoying the countryside outlook beyond.
- Long private driveway and detached garage, providing excellent off-street parking and additional storage.



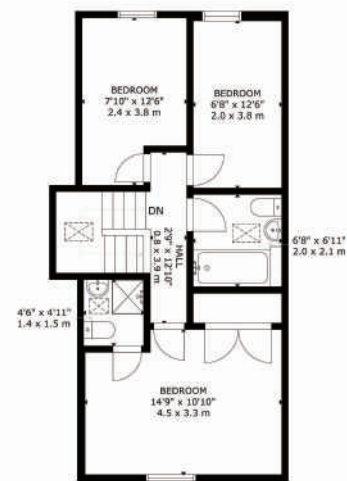
Location and Amenities

- Picturesque village setting on the outskirts of Edinburgh, with a convenience store, historic inn, village hall, pharmacy and post office.
- Excellent school catchment, with Kirknewton Primary School and highly regarded Balerno Community High School.
- Around a ten-minute drive from Dalmahoy Hotel & Country Club, offering golf, spa, gym and swimming facilities.
- Within easy reach of Livingston for a wider selection of shopping, dining and leisure amenities.
- Excellent commuter location, approximately ten miles from Edinburgh city centre.
- Kirknewton Train Station provides regular rail services to Edinburgh Waverley and Glasgow Central.
- Edinburgh International Airport is 7.5 miles away.
- Surrounded by wonderful green spaces including the Pentland Hills Regional Park, River Almond, Almondell Country Park and Union Canal.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, and fridge freezer are included

Home Report valuation	£350,000
Internal floor area	111m ²
School catchment	Kirknewton Primary School Balerno Community High School
Council tax band	Band E
EPC rating	Band C
Train station	Kirknewton (0.5 miles)



Dimensions

Ground Floor

Lounge	3.90 x 4.40m
Kitchen	3.50 x 3.30m
Dining Room	2.70 x 3.80m
Conservatory	2.40 x 2.40m
Bathroom	2.40 x 1.30m
Bedroom	2.30 x 4.10m
Garage	2.80 x 5.20m

First Floor

Bedroom 1	4.50 x 3.30m
En-suite	1.40 x 1.50m
Bedroom 2	2.40 x 3.80m
Bedroom 3	2.00 x 3.80m
Bathroom	2.00 x 2.10m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.