



- Semi Detached House - Fantastic Family Home
- 3 Bedrooms with Built-In Storage
- Bright & Airy Lounge & Conservatory
- Breakfasting Kitchen
- Gardens Front & Rear
- Driveway - Viewing Advised

Alba Property View ...

" Well-presented three-bedroom family home with the bonus of a driveway, conservatory and fabulous gardens"

**26 Meadowbank Road, Kirknewton, EH27
8BS**

Offers Over £225,000



Alba Property are delighted to present to the sales market this impressive three-bedroom, semi-detached family home located in West Lothians highly regarded and sought-after village of Kirknewton with local Kirknewton primary school nearby and secondary education at the renowned Balerno High School. In ready to move-in condition throughout with fitted breakfasting kitchen, bright lounge, sunny conservatory and family bathroom. This splendid property makes the perfect first-time purchase or home for a growing family. Benefiting from driveway to front and fantastic fully enclosed rear garden. With all the modern benefits of gas central heating and double-glazing early viewing is highly advised.

Accommodation

Entrance Hallway

The front door opens into the welcoming entrance hallway which in turn gives access to the lounge. Carpeted staircase leads to the upper landing.

Lounge *17' 1" x 11' 8" (5.20m x 3.55m)*

An elegant and inviting lounge which is ideal to relax in an evening. Large window to front allows an abundance of light to flood the room. Access to the kitchen. Handy store cupboard for all your household necessities (houses the electrics)

Breakfasting Kitchen *15' 2" x 7' 3" (4.62m x 2.21m)*

Well-equipped fitted kitchen with a wide range of base and wall mounted units and the added bonus of integrated oven, hob, grill and dishwasher. Space for a freestanding fridge/freezer and washing machine which are all included within the sale price. Finished with complementing worktops and striking green splashback tiles. Breakfasting bar for relaxed dining. Double doors lead to the conservatory. Laminate tile effect flooring runs between the kitchen and conservatory.

Conservatory *10' 6" x 8' 5" (3.20m x 2.56m)*

Sunny conservatory which overlooks the well-maintained garden. A lovely spot to relax and enjoy some quiet time.





Upper Landing

The upper landing gives access to the three bedrooms and bathroom. Hatch to the loft space.

Bedroom 1 14' 7" x 7' 6" (4.44m x 2.28m)

A light and airy double bedroom decorated in neutral hues which enjoys built-in wardrobes. Window to front.

Bedroom 2 10' 0" x 8' 3" (3.05m x 2.51m)

Second well-presented, generous double bedroom benefitting from built-in wardrobes with mirror sliding doors to one wall. Window to rear.

Bedroom 3 9' 7" x 7' 3" (2.92m x 2.21m)

A single bedroom which overlooks the front. This room also benefits from a built-in store.

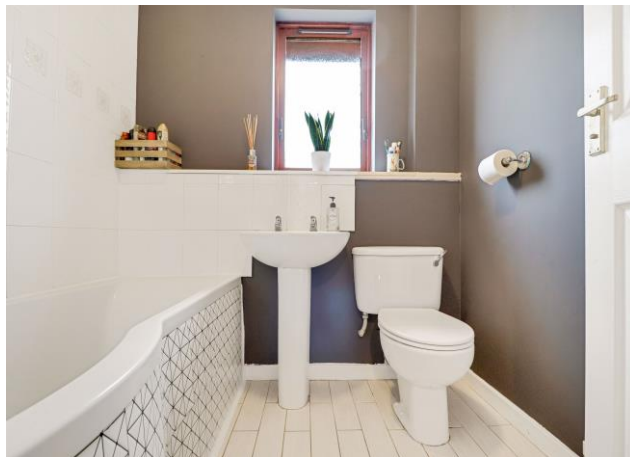


Family Bathroom 6' 5" x 6' 1" (1.95m x 1.85m)

The family bathroom completes the accommodation. Fitted with a white three-piece suite comprising of w.c., wash hand basin and bath with shower incorporated above. White splash back tiling to walls and a complementing plank effect porcelain tile completes the look perfectly. Opaque window to rear.

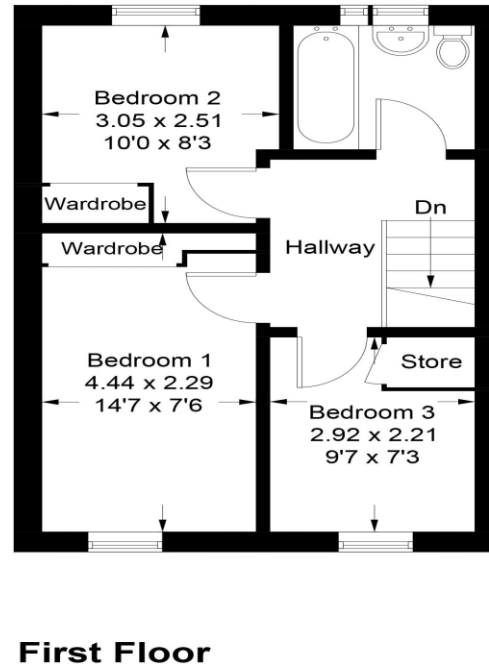
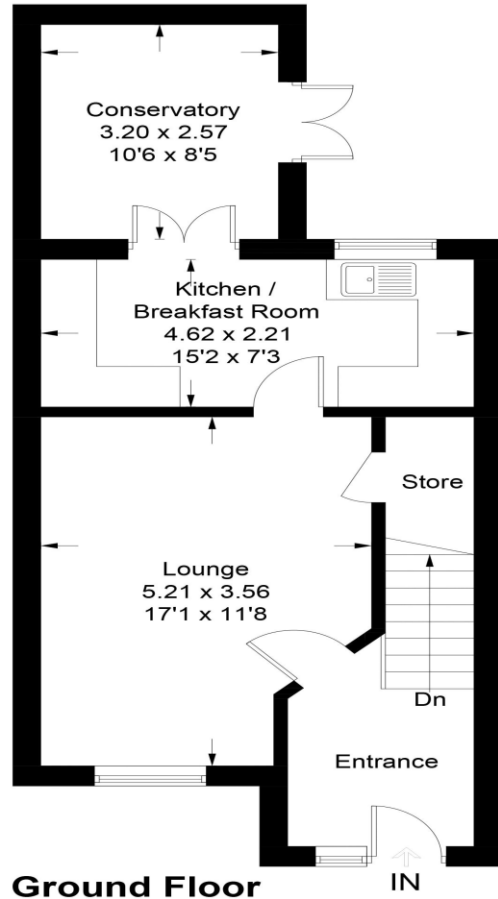
Externally

Outside, the front garden is laid to lawn with driveway to side providing off-street parking. The fully enclosed rear garden is laid to lawn with a paved patio area for enjoying the summer months. The garden shed is included within the sale price.



26 Meadowbank Road, Kirknewton

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains, integrated oven, hob, hood, free-standing fridge/freezer, washing machine and garden shed.

Area

The semi-rural conservation village of Kirknewton is ideally placed for the commuter. It is about 5 miles from the Edinburgh Bypass and South Gyle and 3 miles from the Livingston town centre. There is also east access to the A71, M8 and M9 motorway networks, with Edinburgh Airport about 7 miles away. The village benefits from having a railway station, which provides trains to Glasgow and Edinburgh and a regular bus service to Livingston and Edinburgh from the village. The local amenities include a village shop, Post Office, pharmacy, takeaway and a local pub as well as a playground and park. The local Kirknewton primary school is nearby and a school bus service transports secondary pupil to the highly regarded Balerno High School on the outskirts of Edinburgh.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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