



- Extended End Terraced Family Home - Great Location
- 4/5 Double Bedrooms - Fresh Neutral Decor
- Bright & Airy Lounge/Diner & Family Room & Conservatory
- Fitted Kitchen - Family Bathroom & Cloakroom/Utility
- Parking - Fantastic Gardens
- Electric Comfort Heating - Solar Panels & Double Glazing

**Alba Property View ...**

*"Lovingly upgraded and extended to create an exceptional family home. Amazing location and viewing highly advised"*



Alba Property are delighted to present to the sales market this superb and very spacious 4/5-bedroom end-terraced 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. This is the ideal family home for a growing family or for buyers looking to upsize. The property has been lovingly upgraded and extended to a high standard by the current owners to provide extremely comfortable and flexible family living ideal for modern day lifestyles. Decorated in fresh neutral décor with the added comforts of electric comfort plus heaters, solar panels with generous transferrable feed-in tariff, solar thermal system and double glazing to ensure all year-round climate efficiency. The accommodation on offer comprises of on the ground floor entrance hallway, impressive lounge/dining room with multi fuel stove, family room with access to the rear garden, sunny conservatory, fitted kitchen and cloakroom with laundry facilities. On the upper level five bedrooms and the family bathroom. Externally the property enjoys large gardens to both the front and rear with wonderful views and parking. Internal viewing is essential to appreciate the fantastic space on offer.

### Accommodation

#### Entrance Hallway

The front door opens into the entrance hallway which in turn provides access to the lounge, kitchen and cloakroom/utility room. Handy store cupboard for all your household necessities. Wooden oak floors run throughout the hallway, kitchen and family room.

#### Lounge/Dining Room 26' 1" x 14' 6" (7.94m x 4.42m)

An amazing space to gather, share stories and eat together. Located to the rear of the property with stunning views to the rear garden. An elegantly proportioned room perfect for enjoying cosy nights in thanks to the multi-fuel stove. Bi-folding doors lead to the conservatory. Wooden staircase leads to the upper landing. Ample space for a family sized table, chairs and furniture. Laminate flooring.

#### Conservatory 10' 6" x 8' 2" (3.20m x 2.49m)

A bright conservatory which overlooks the well-maintained, sunny rear gardens. A lovely spot to relax and unwind. Laminate flooring.

#### Kitchen

A well-equipped kitchen with a wide range of base and wall mounted units with complementing worktops and splash back tiles. Space for an electric range cooker, dishwasher and fridge/freezer which are included within the sale. Window to front. Access to the family room.

#### Family Room 18' 1" x 11' 1" (5.51m x 3.38m)

Located on the ground floor this light room with access to the rear garden is extremely versatile and works perfectly as an office, playroom or additional sitting room.

#### Cloakroom/Utility Room 7' 4" x 5' 2" (2.23m x 1.57m)

Conveniently located cloakroom with white w.c and the added bonus of laundry facilities. Plumbed for a washing machine and dryer. Tiled floor. Window to front.





### Upper Landing

The upper landing makes a real statement and provides access to five bedrooms and the family bathroom which are all spacious, airy, and beautifully presented. The bedrooms, hallway, stairs and landing all have original oak hardwood flooring. Hatch to the loft space with ramsay ladder. Additional generous store cupboards (one houses the water tank)

#### **Bedroom 1 (at widest)** 14' 5" x 13' 3" (4.39m x 4.04m)

Generous double bedroom with soft, neutral decor and views over the garden. Supplemented by wardrobes and ample space for additional free-standing bedroom furniture.

#### **Bedroom 2** 11' 3" x 10' 3" (3.43m x 3.12m)

Second double bedroom with fitted wardrobes and window to rear allowing natural sunlight.

#### **Bedroom 3/Office** 12' 3" x 9' 4" (3.73m x 2.84m)

Currently used as a work from home office/snug with outstanding views. Access to bedroom four and five. This double room enjoys built-in storage.

#### **Bedroom 4** 11' 8" x 8' 8" (3.55m x 2.64m)

Double bedroom of great proportions with ample space for free-standing bedroom furniture. Window to rear.

#### **Bedroom 5** 11' 10" x 8' 9" (3.60m x 2.66m)

Another double bedroom with enviable views and space for a double bed and free-standing furniture as desired.

#### **Family Bathroom** 7' 0" x 5' 5" (2.13m x 1.65m)

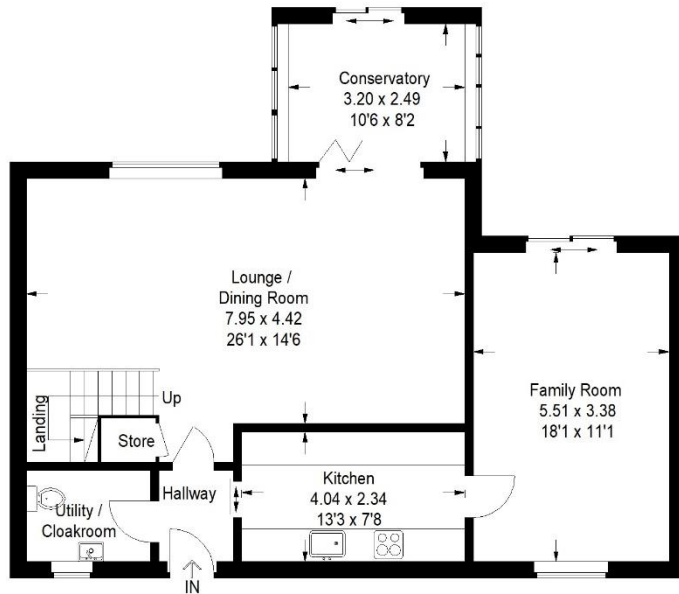
The family bathroom completes the accommodation with white three-piece suite comprising of w.c, wash hand basin and bath with shower incorporated above. Elegant tiling to walls and co-ordinating dark grey tiled floor. Window to front.

### Externally

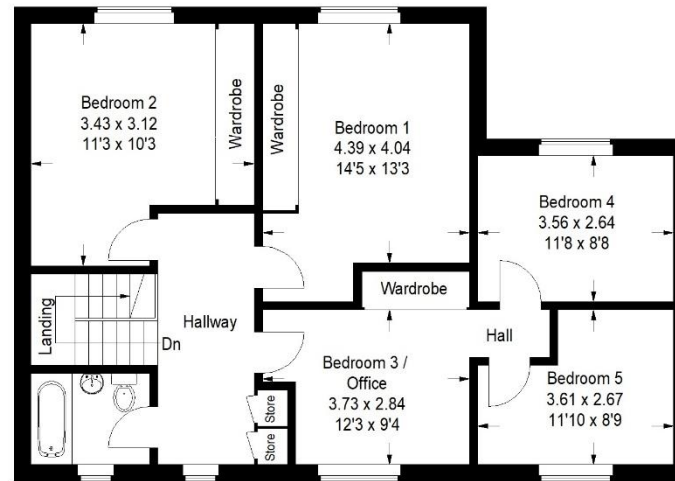
A truly superb outside space with gardens to front and rear. The front garden enjoys a decked area for relaxing and taking advantage of the views on offer. The south facing rear garden is a real haven and a perfect spot to enjoy the summer months. The well-established rear garden is tiered and laid to lawn with a pond, paved patio area, with an array of tree's shrubs and bedding boxes for growing fruit and veg. The green house and two garden sheds are included within the sale price.



## 46 Roosevelt Road, Kirknewton



Ground Floor



First Floor

### Extras (Included in Sale)

All floor coverings, blinds, curtain poles, light fittings, cooker, fridge/freezer, dishwasher, greenhouse and garden sheds.

### 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](mailto: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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