



REMAX
Property

Meadowbank Road, Kirknewton, EH27 8BH



Located within a sought-after residential pocket of Kirknewton, Meadowbank Road presents well-proportioned accommodation finished in a calm, neutral style. A welcoming entrance hallway leads through to a generous front facing lounge, where a large window draws in excellent natural light and creates an inviting everyday living space. To the rear, the open kitchen and dining area is fitted with a range of wall and base units, integrated appliances and generous worktop space, forming a practical and sociable setting at the heart of the home.

The upper level hosts two well-balanced bedrooms, each offering a versatile layout and neutral finish, complemented by a contemporary family bathroom complete with bath and overhead shower, vanity storage and modern tiling.

Externally, the property is enhanced by a low maintenance front garden with stone chips and a paved driveway providing off street parking, while to the rear an enclosed paved garden with gravel borders deliver a private, easy care outdoor space suited to both relaxation and everyday use.

Kirknewton is a semi-rural conservation village ideally placed for commuters, located around 5 miles from the Edinburgh Bypass and South Gyle and approximately 3 miles from Livingston town centre. The area benefits from excellent transport links with easy access to the A71, M8 and M9 motorway networks, while Edinburgh Airport is just 7 miles away. The village also has its own railway station with regular services to Edinburgh and Glasgow, making it ideal for commuting alongside a regular bus service to Livingston and Edinburgh. There is also convenient access to Heriot-Watt University. Local amenities include a village shop, Post Office, pharmacy, takeaway and pub, all within walking distance, as well as a playground, park and the Kirknewton Hub which supports a range of community activities. Further facilities are available in nearby East Calder, including a medical centre, gym, sports centre and library, with Livingston offering extensive retail, dining and leisure options. Schooling is well catered for with Kirknewton Nursery and Primary School nearby and a school bus service to Balerno High School, while the surrounding countryside provides a range of scenic walks and outdoor space.

Front Garden and Driveway

Featuring a low maintenance garden, laid with stone chips and a paved slab driveway, providing convenient off street parking. This practical and well-kept space offers a tidy and welcoming approach to the home.

Entrance Vestibule

The property is entered via a wooden front door with spy hole and letterbox, opening into a welcoming area finished with laminate flooring. A radiator and ceiling light provide warmth and practicality, while neutral painted walls create a bright and inviting first impression. A smoke detector and a double power point complete this area.

Lounge

4.380m x 3.176m (14'04" x 10'06")

A generously sized front facing room filled with natural light from a large triple window. Decorated with painted walls and a ceiling light, complemented by a radiator, a smoke detector and power points. Well proportioned, it offers an ideal space for both relaxation and entertaining.

Dining Kitchen

4.198m x 2.885m (13'10" x 09'06")

Positioned to the rear, this space is fitted with a range of dark turquoise wall and base units paired with laminate worktops. Integrated appliances include an electric oven, grill and four ring hob. There is under counter space for a washing machine, a tumble dryer and a dishwasher and space for an upright fridge-freezer. A one and a half stainless steel sink with mixer tap sits beneath the rear facing window, whilst a second window and half glazed rear door continue to bring in lots of natural light. Decorated with neutrally painted walls, laminate flooring and tiled splashbacks. Two ceiling lights, a heat detector, a carbon monoxide detector and a radiator complete this practical and functional space.





Stairs and Landing

A carpeted staircase, with white handrail and spindles, leads to the upper landing. The space is fitted with a pendant light, a smoke detector and attic hatch, with additional power point provision.

Main Bedroom

3.469m x 2.913m (11'04" x 09'06")

A well-proportioned double bedroom enjoying a calm and neutral finish. The neutrally painted walls and carpeted flooring create a comfortable setting, with ample space for bedroom furnishings. There are mirror fronted wardrobes plus an additional cupboard, providing great storage. A ceiling light fitting and a radiator are also supplied.

Family Bathroom

1.981m x 1.924m (06'06" x 06'04")

This modern room has been finished with tiling to the floors and walls, with a decorative inlay. The white suite comprises of a bath, with mains wall mounted shower over, a vanity unit with integrated sink, plus storage, and a concealed cistern toilet. A chrome towel radiator, an extractor fan, ceiling downlights and a wall mounted mirror complete the space, alongside a side facing glazed window providing natural light.

Second Bedroom

3.567m x 2.292m (11'08" x 07'06")

A comfortable room featuring carpeted flooring, an open built in wardrobe and additional over stairs storage. Finished with painted walls, a ceiling light, a radiator and front facing window, offering a versatile room suitable for a range of uses.

Rear Garden

A fully enclosed paved garden with gravel borders and fenced perimeter, offering a low maintenance outdoor space. There is some soft landscaping with the planting of shrubs in a border bed. A pathway allows convenient access around the property.



Additional Items

Tenure: Freehold. Council Tax Band: D. Factor Fee: N/A There is unrestricted on road parking. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. 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.

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

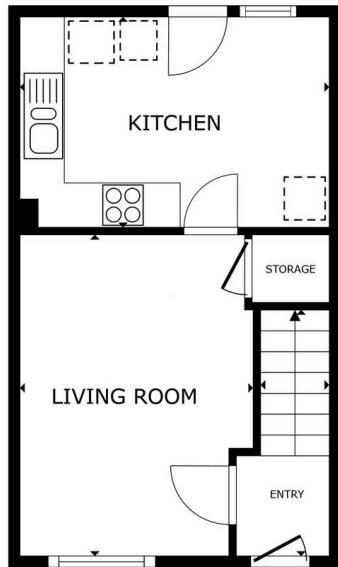
INTEREST

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.

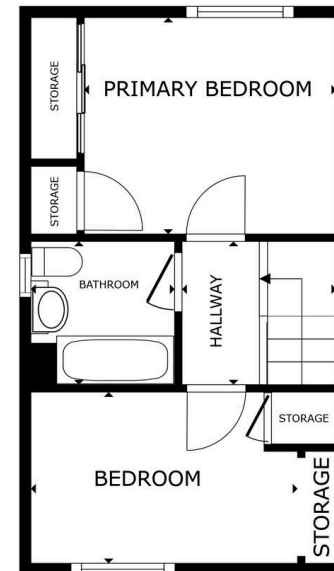




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 30.4 m² FLOOR 2 30.4 m²
 TOTAL: 60.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 30.4 m² FLOOR 2 30.4 m²
 TOTAL: 60.9 m²

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