

COULTERS<sup>©</sup>

WELCOME TO:

# MEADOWBANK ROAD

113 Meadowbank Road, Kirknewton, EH27 8BH



## MEADOWBANK ROAD AT A GLANCE:



Residential  
Kirknewton location



Two-bedroom semi-  
detached home



Single car  
driveway



Excellent links  
into Edinburgh



Well-maintained  
private rear garden



Well-regarded  
schooling close by

## EXTRAS:

All carpets and fitted floor coverings are included. All items are negotiable, the free standing gas cooker is included in the sale. Only selected blinds and light fittings are included.



## A LITTLE BIT ABOUT THE PROPERTY:

This well-presented bright two-bedroom semi-detached home is situated in a well-kept quiet development ten miles to the west of Edinburgh's city centre, in the popular village of Kirknewton. With accommodation over two floors, it enjoys plentiful natural light and a delightful decor as well as a lovely private garden. With quick and easy access to Edinburgh, Livingston, and Glasgow, as well as excellent community amenities, this property offers a delightful semi-rural lifestyle for a young professional or couple.

- A welcoming entrance foyer
- Bright front facing living room with carpeted stairs leading to upper floor
- Modern white kitchen featuring excellent storage, tasteful splashback tiling, and marble effect counter space, integrated appliances include stainless steel oven, and hob. Overlooks and offers direct access to rear garden
- A light and comfortable carpeted principal double bedroom with built-in mirrored wardrobes and front facing outlook
- A further bright double bedroom, also featuring built-in mirrored wardrobes
- Family bathroom with white three-piece suite including sunken bath with wall-mounted shower, hidden cistern WC and washbasin built to storage
- Attractive, private rear garden with patio area and lawn, features useful garden shed
- Neat front garden with small lawn and established hedges
- Gas central heating and double glazing throughout
- Single car driveway



## LOCATION, LOCATION, LOCATION:

Surrounded by countryside, the popular village of Kirknewton lies 10 miles to the west of Edinburgh city centre and in close proximity to both Livingston and Balerno with their array of amenities, including Livingston Designer Outlet and the Almondvale Shopping Centre.

The property benefits from a nearby village shop, post office, pharmacy, village hall, and local pub as well as Kirknewton Park.

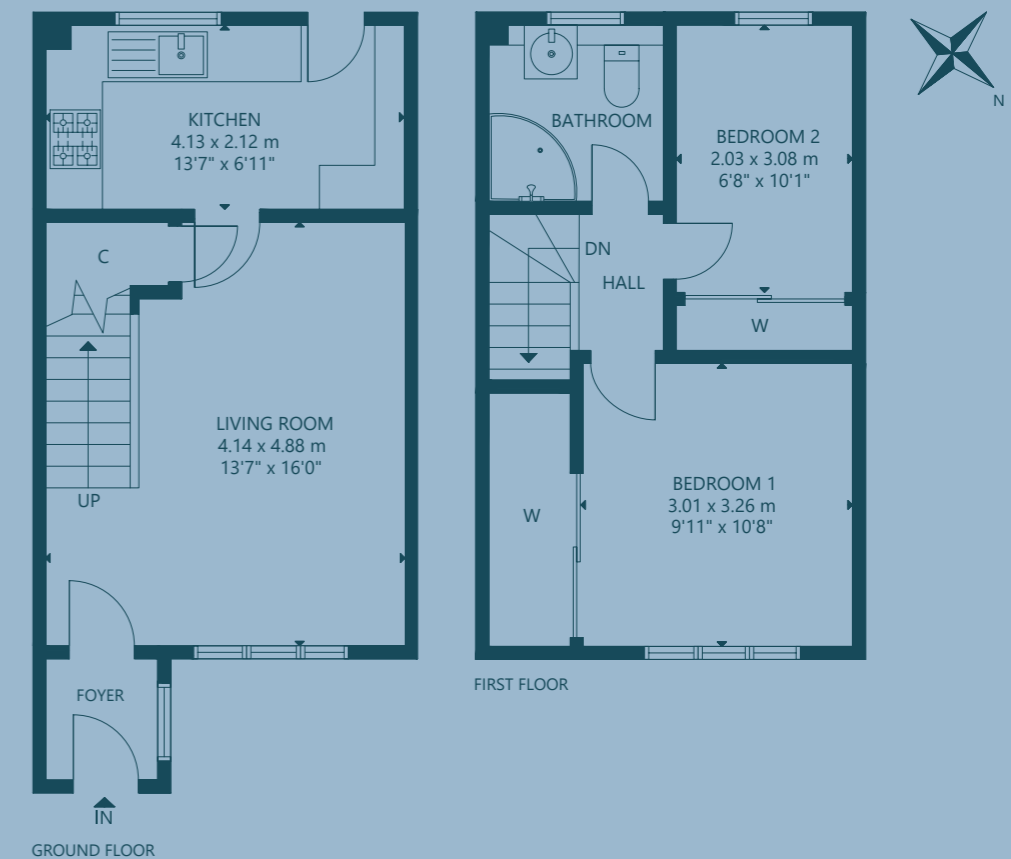
Pleasant walks are available at the nearby Pentland Hills as well as leisure pursuits at the Dalmahoy Golf Course and Country Club.

It is close to Heriot-Watt University's Edinburgh campus and research park. Well-regarded schooling includes Kirknewton primary school and the nearby highly regarded Balerno High School on the outskirts of Edinburgh.

The village benefits from having a railway station, which provides trains to Glasgow and Edinburgh and there is a regular bus service to Livingston and Edinburgh. It offers easy access to Edinburgh Airport as well as the city bypass, and M8 and M9 motorways.



## FLOOR PLAN:



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Approx. Gross Internal Area

663 Sq Ft - 62 Sq M

For identification only. Not to scale.


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WE'D LOVE TO  
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