

# Peterkin & Kidd

Solicitors and Estate Agents

**6**

**STATION ROAD  
KIRKNEWTON, EH27 8BJ**



**OFFERS OVER £223,000**



# 6

## STATION ROAD KIRKNEWTON, EH27 8BJ

Enjoying a cul-de-sac situation, this detached bungalow sits on a generous plot with open aspects towards farmland to the front.

The entrance door at the side gives access to the hall with all rooms leading off. There is a shelved cupboard and a hatch to the part-floored attic with power.

The living room is to the front with a picture window offering views to farmland. The electric fire and marble back and hearth and timber surround are included in the sale.

The dining kitchen is fitted with a range of wall and base units with 1.5 sink and drainer, complementary worksurfaces and tiled to splashback. The ceramic hob, oven, extractor hood, fridge and washing machine are included in the sale but are not warranted. Boiler. Windows to the side and rear and a door to the garden.

There are 2 bedrooms.

Bedroom 1 has space for freestanding furniture and a built-in mirrored door wardrobe. A window to the rear offers views to the garden.

Bedroom 2 is to the front with space for freestanding furniture and a built-in mirrored door wardrobe. A window to the front offers open aspects.

The fully tiled shower room completes the accommodation and has a wash hand basin, WC and shower cubicle with Triton shower. Window to side.

## ACCOMMODATION

Hall  
Living room  
Fitted dining kitchen  
2 bedrooms, shower room

Gas central heating, double glazing

## EXTRAS

All fitted carpets, floor coverings, curtains and white goods as specified, the greenhouse and the garden shed are included in the sale.

## GARDEN

There are gardens on all sides of the property.

The front garden is laid with twin lawns. A gate gives access to the patio area and garden shed. On the far side there is a paved drying area. To the rear, there is a lawn together with a greenhouse and shrub planting.







## GARAGE

To the rear, there is a single garage with power and light. The freezer is included in the sale. The long driveway provides off-street parking.

## SITUATION

Kirknewton is a semi-rural conservation village located within West Lothian. It is the ideal location for commuters with excellent links to Glasgow and Edinburgh via M8 and A71 as well as frequent buses and trains being a short drive away from Kirknewton train station.

The property is also within driving distance of Kirknewton Primary School and is located within the catchment for Balerno High School.

The Centre of Livingston is a short drive away providing an extensive range of shops at The Centre, The Elements and Designer Outlet together with supermarkets, retail parks, restaurants and numerous recreational facilities.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.  
WHAT3WORDS  
inner.composes.eggplants

## OTHER

COUNCIL TAX BAND: D

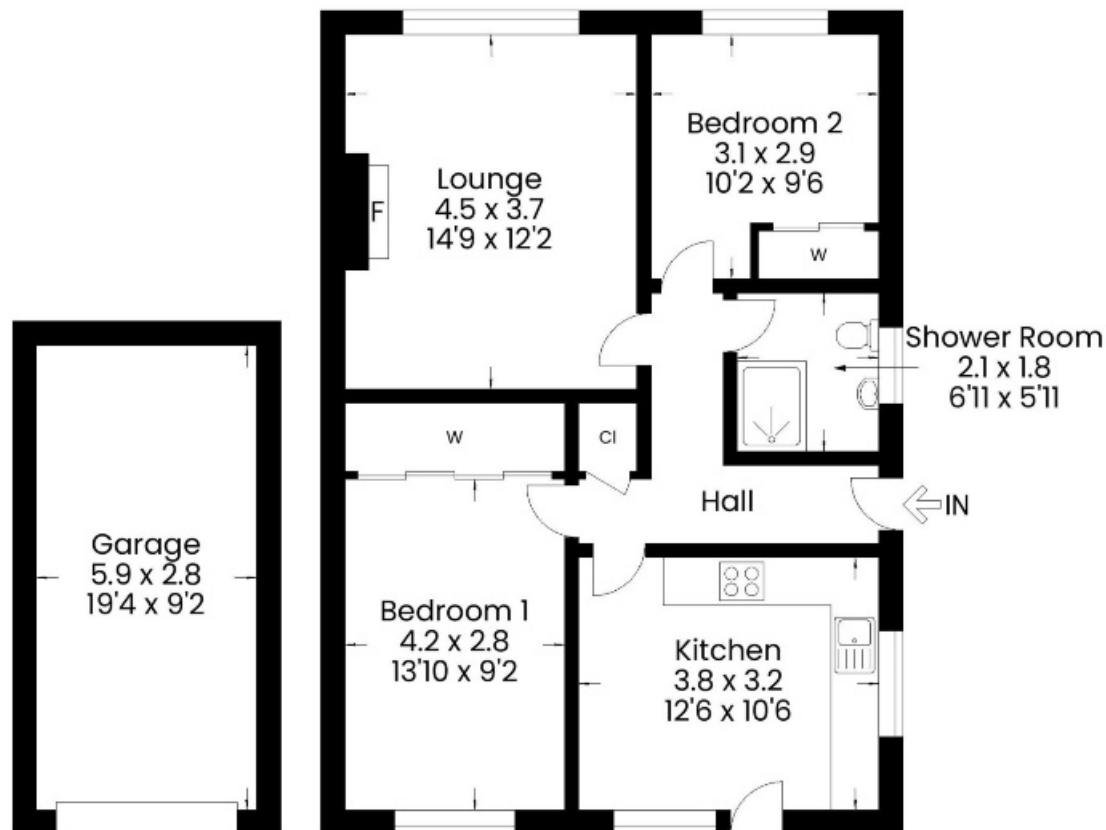
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:D



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

VistaBee 2024

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*We can open doors for you*

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