



79 MEADOWBANK ROAD

Kirknewton, West Lothian, EH27 8BH



1

Public Room



3

Bedroom



1

Bathroom

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Set within a popular residential area of Kirknewton, this contemporary detached house offers bright, well-presented interiors and a thoughtfully arranged layout across two floors. Combining comfortable living spaces with a generous south-facing garden, the property is an appealing choice for buyers seeking a relaxed home with excellent space for outdoor enjoyment. A welcoming entrance hall with useful storage and a ground-floor WC leads into a spacious living room, where a bay window brings in natural light and lends character to the principal reception space. The well-appointed dining kitchen provides a sociable setting for everyday meals, with ample room for dining and family gatherings. Upstairs, a naturally lit landing leads to two double bedrooms, both featuring wardrobes, alongside a versatile third bedroom that could equally serve as a home office, nursery or guest room. A modern shower room completes the accommodation.

The private rear garden is a particular highlight: generously sized, fully enclosed and south-facing, it features a broad lawn and a dedicated seating area for outdoor dining, entertaining or simply enjoying the sunshine. Established greenery adds to the garden's appeal, creating a lovely setting for relaxing outdoors.







FEATURES

- Detached contemporary house in Kirknewton
- Bright, well-presented interiors over two floors
- Welcoming entrance hall with storage
- Spacious living room with a bay window
- Well-appointed dining kitchen with space for everyday meals
- Naturally-lit landing
- Two double bedrooms with wardrobes
- Versatile third bedroom/home office
- Modern shower room
- Ground-floor WC
- Private, thriving gardens
- Private driveway



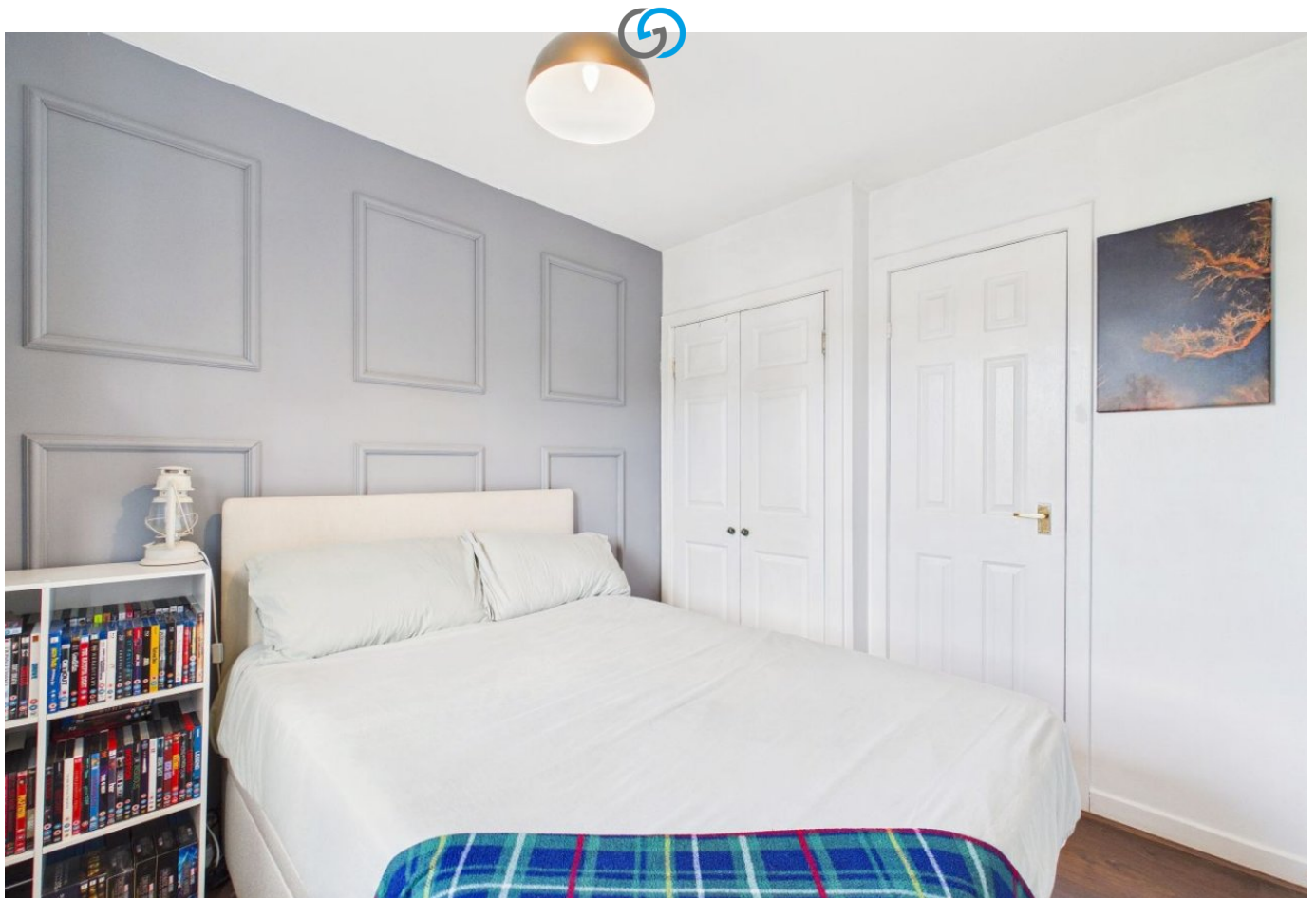


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PROPERTY







A private driveway provides convenient off-street parking.

Commuting is made even simpler with a direct bus to Edinburgh that leaves right from the street.

With its bright interiors, flexible accommodation and inviting garden, this detached home offers a pleasing balance of everyday practicality and outdoor living in Kirknewton.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.



"Bright, inviting interiors and a well-planned two-storey layout make this detached house an attractive choice for many buyers."







KIRKNEWTON

Situated in the picturesque West Lothian countryside, the village of Kirknewton enjoys a peaceful, semi-rural setting while remaining conveniently placed for commuting to Edinburgh, Livingston and the wider Central Belt. The village has a welcoming community atmosphere, with local amenities including a village shop, primary school, church and railway station. A broader selection of shops, supermarkets, cafés, restaurants and everyday services can be found in nearby East Calder and Livingston. Residents can also enjoy the local park, which features an excellent children's play area, or socialise at The Old Village Inn, a wonderful local pub and central village feature. The surrounding countryside offers plenty of opportunities to enjoy the outdoors, with a variety of scenic walking trails cutting through beautiful open fields where you can often spot grazing Highland cows. Nearby Almondell and Calderwood Country Park provides beautiful woodland walks, riverside trails and picnic spots, while Livingston offers a wealth of leisure and entertainment facilities. The town's extensive shopping destinations include The Centre and Livingston Designer Outlet, alongside restaurants, and a multi-screen cinema. Families can also enjoy attractions such as Almond Valley Heritage Centre. Kirknewton is well placed for local schooling, with primary education available in the village and secondary schools in the surrounding area. The railway station provides convenient connections to Edinburgh and Glasgow, while nearby road links offer easy access to the A71 and M8 motorway network. Edinburgh Airport is also within convenient driving distance. Combining a tranquil village setting with excellent transport connections and access to extensive amenities, Kirknewton is an appealing choice for those seeking countryside living within reach of the city.

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C

COUNCIL
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E

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