



**KIRKNEWTON**  
**23 KAIMES AVENUE**  
**MID TERRACED HOUSE**  
**FIXED PRICE £125,000**

This attractive, well proportioned and spacious accommodation occupies an elevated position giving lovely open views. The property is situated in the popular village of Kirknewton which is approximately ten miles west of Edinburgh City Centre. The village offers local shopping for everyday needs with more extensive shopping facilities at nearby Livingston. There is Primary schooling within the village with secondary schooling being available in Livingston. This is an excellent location for the commuter with a regional railway being in Kirknewton whilst the M8 and Edinburgh City By-Pass are both close-by.

The accommodation in brief comprises:- Hall, generous dining lounge with French doors to the garden, modern breakfasting kitchen, upper hall, three good sized bedrooms, bathroom with shower and part floored attic.

The property benefits from private gardens to the front and rear along with an allocated parking space. Further benefits include gas central heating, double glazing and good storage.

## FIXED PRICE £125,000

As mentioned the property occupies an elevated position, stone steps lead to the double glazed entrance door.

### HALL

A lovely bright and open hallway with an archway to the lounge and access to the kitchen. A carpeted staircase leads to the upper level, fitted storage houses the electric meter and there is laminate flooring and central heating radiator.

### DINING LOUNGE Approx. 18'6" x 14'7"

As you will see from the dimensions this a spacious room getting lots of natural light from French doors with glazed panels to the side which open to the garden. The laminate flooring continues from the hall and other features include 2 central heating radiators, Sky television point and telephone point. A door from this room leads to the rear hall/storage area.

### REAR HALL/STORAGE AREA

This area could easily be utilised for additional storage space and a double glazed door opens to the rear garden.

### BREAKFASTING KITCHEN Approx. 11'7" x 7'5"

A modern kitchen with a fabulous open outlook to the front of the property and a small breakfasting bar. Fitted with a range of wall units with under pelmet lighting, base units with complementary work surfaces extending to the splashback areas and incorporating a stainless steel sink and drainer with mixer tap. The appliances include a gas hob with overhead extractor, gas double oven, integrated dishwasher, automatic washer/drier and fridge freezer. The flooring is vinyl and there is a central heating radiator.

### UPPER HALL

The upper hall gives access to all the upper accommodation and a ceiling hatch gives access to the attic space. There is also a storage cupboard with shelves and hangrail and central heating radiator.

### DOUBLE BEDROOM ONE Approx. 15'4" x 11'5" (both at widest)

This is a generous room with rear facing window giving a pleasant outlook. Central heating radiator.



### DOUBLE BEDROOM TWO Approx. 12'8" x 10'10"

Also of generous proportions and this time to the front enjoying the same views as the kitchen. Central heating radiator.

### BEDROOM THREE Approx. 8'6" x 6'2"

This room is rear facing and has a central heating radiator.

### BATHROOM Approx. 6'10" x 5'5"

This attractive room is front facing and the fittings comprise a bath with curved shower screen and electric Mira shower over, wc and wash hand basin. There is extensive tiling to the walls, vinyl tile effect flooring, inset ceiling downlights and central heating radiator.

### ATTIC

As mentioned the attic is accessed from a ceiling hatch in the upper hall via a Ramsay ladder. The attic is partially floored and provides excellent storage space.

### GARDENS

The garden to the front of the property is chipped and barked for ease of maintenance there are also some mature trees and shrubs. The rear garden has a paved patio area also housing the garden shed stepping up to a chipped/barked area then inclining again to an area of lawn with a mature shrub border surround.

### VIEWING

By appointment please contact selling solicitors 0131 554 6321 or evening and weekends call 0779 903 1520.

### SURVEYORS

Telephone solicitors on 0131 554 6321.

### EXTRAS

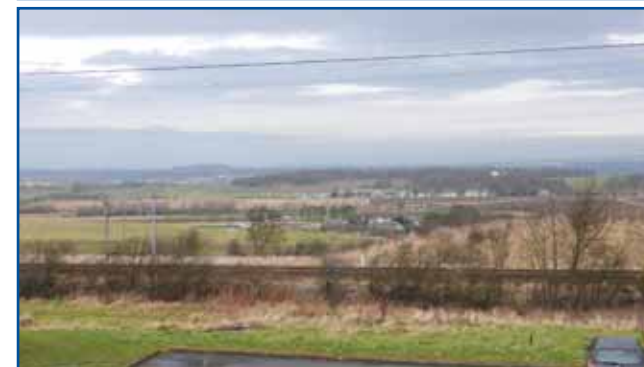
The sale includes the kitchen white goods (no warranties will given), carpets and garden shed.

### POST CODE

EH27 8AU

### OFFERS

A Fixed Price of £125,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.



We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.