

Spacious mid-terraced villa

Situated within a popular residential area

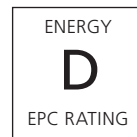
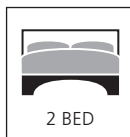


28 Kaimes Place

Kirknewton, West Lothian, EH27 8AX



Scan Here!





28 Kaines Place

The Location

The property is situated in the village of Kirknewton approximately 10 miles from Edinburgh city centre. A local primary school feeds to very highly regarded Balerno High School. The village has a railway station offering trains to Edinburgh Gyle, Haymarket and Waverley and to Glasgow's Queen Street station. There is excellent road access to Edinburgh airport and the whole of the Central Scottish Motorway Network. At Hermiston, next to Heriot-Watt University is a popular park and ride facility with regular and frequent bus services to Edinburgh city centre. The Almondvale Shopping Centre in Livingston and the McArthur Glen Designer Retail. Outlet are a short drive away, offering high street shops, a variety of restaurants, cinema complex and a health club. To the East you will discover the Gyle Shopping Centre again offering high street shops.

The Interior

We are delighted to bring to the market this mid-terrace property. The ground floor is home to front facing kitchen with a range of wall and floor mounted units. The spacious lounge is situated to the rear with access door to the rear garden. Journey upstairs and you will discover two bedrooms and a handy large cupboard ideal for a small office. The family bathroom is also located on this level, with shower over bath.

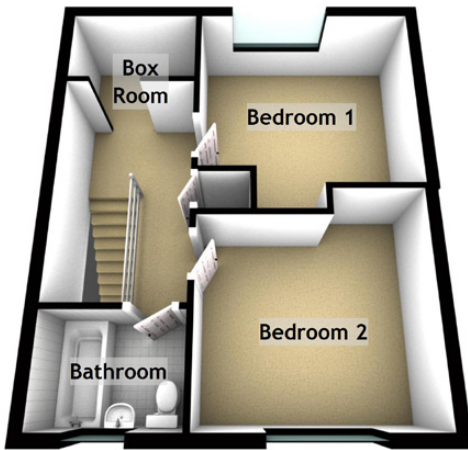
Internally the property benefits from gas central heating, double glazing and ample storage throughout, with the attic providing additional storage.

Externally there are private front and rear gardens, with the rear garden benefitting from garden shed and workshop with electricity ideal for those working from home.

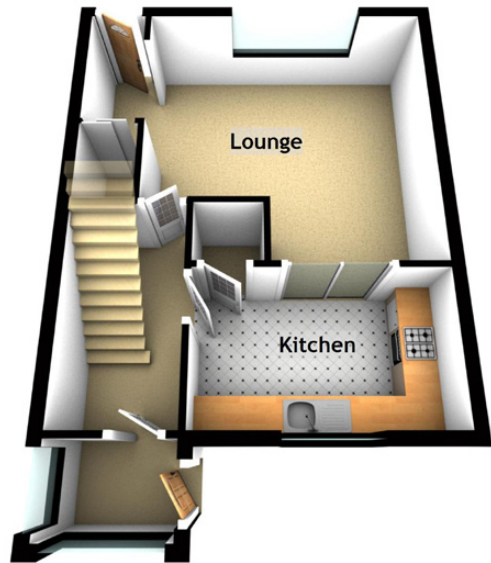
"...spacious lounge is situated to the rear with access door to the rear garden..."



First Floor



Ground Floor

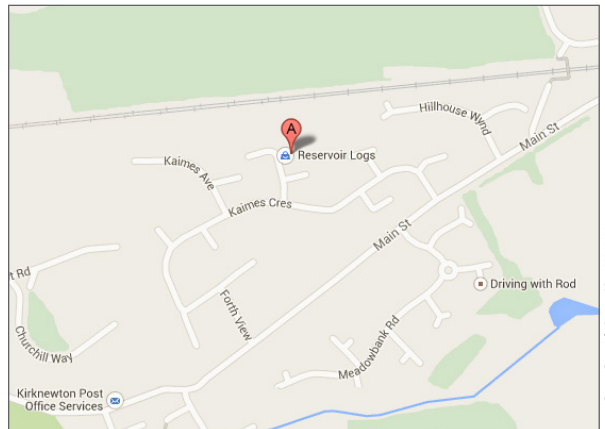


Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.43m (14'6")
Kitchen	3.54m (11'7") x 2.23m (7'4")
Box Room	1.91m (6'3") x 1.23m (4')
Bedroom 1	3.59m (11'9") x 3.53m (11'7")
Bedroom 2	3.34m (10'11") x 3.07m (10'1")
Bathroom	2.10m (6'11") x 1.63m (5'4")

Extras
(Included in the sale)

All fitted floor coverings, integrated kitchen appliances, window dressings, light fittings, garden shed and workshop.



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McEwan Fraser Legal
Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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Text and description
GILLIAN MUNRO
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer