



Fantastic terraced family home

In walk in condition with wonderful views



36 Roosevelt Road

Kirknewton, West Lothian, EH27 8AD



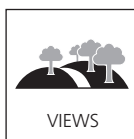
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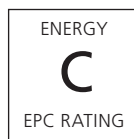
3 BED



2 BATH



VIEWS



ENERGY

C

EPC RATING



36 ROOSEVELT ROAD

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 Haymarket, Waverley and to Glasgow's Central 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, a cinema complex and a health club. To the east you will discover the Gyle Shopping Centre again offering high street shops.

We are delighted to bring to the market this mid-terrace property. The property offers fantastic views over the Firth of Forth. The ground floor is home to a front facing

and fantastic kitchen with a range of wall and floor mounted units and separate utility room adjacent. The spacious family lounge is situated to the rear with patio doors to the rear garden. The property also benefits from having a downstairs shower room. Journey upstairs and you will discover three bedrooms, a family bathroom is also located on this level, with shower over bath and a utility cupboard opposite. There is also potential for this property to be converted into the spacious loft space with the correct planning permission.

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 benefiting from garden shed. The rear garden is fully enclosed and offers a safe environment for children and the family pet.



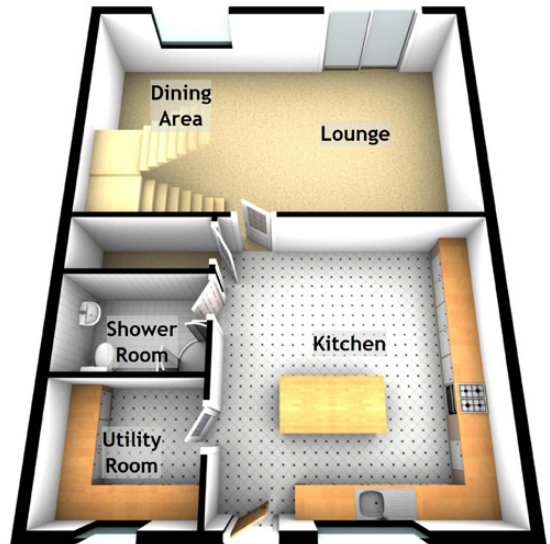
"...THE PROPERTY OFFERS FANTASTIC VIEWS OVER THE FIRTH OF FORTH..."



First Floor



Ground Floor

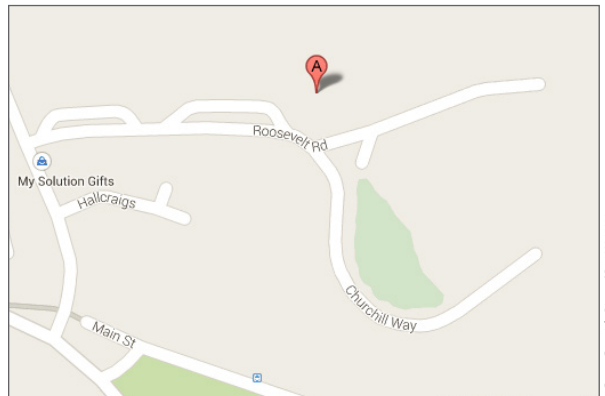


Approximate Dimensions
(Taken from the widest point)

Lounge	7.26m (23'10") x 4.47m (14'8")
Kitchen	4.98m (16'4") x 4.70m (15'5")
Utility Room	2.18m (7'2") x 1.95m (6'5")
Bedroom 1	3.57m (11'9") x 3.08m (10'1")
Bedroom 2	3.48m (11'5") x 3.00m (9'10")
Bedroom 3	3.49m (11'5") x 3.02m (9'11")
Shower Room	2.24m (7'4") x 1.64m (5'5")
Bathroom	2.18m (7'2") x 1.65m (5'5")

Extras
(Included in the sale)

All blinds, integrated appliances, floor coverings and shed in the rear garden, the sale includes the playhouse/summerhouse.



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Part Exchange

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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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