




Solicitors & Estate Agents
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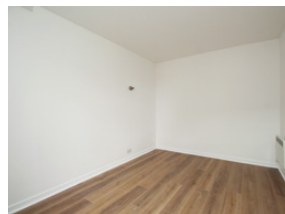
3 Wilkieston
BY KIRKNEWTON, EDINBURGH, EH27 8BE



3 Wilkieston

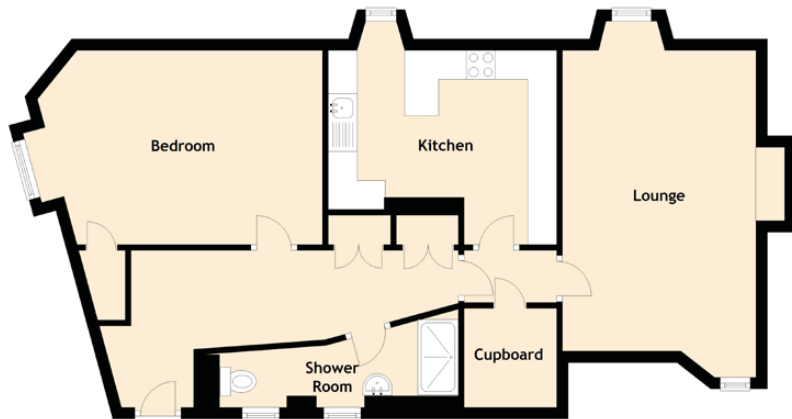
The small village of Wilkieston lies approximately 10 miles from Edinburgh, local amenities can be found in East Calder a short drive away, more extensive shopping can be found at Livingston centre or South Gyle Shopping centre. The area is also served by a mainline railway station at Kirknewton approximately 1.4 miles away and a regular bus service along the A71 going to both Edinburgh city centre, Livingston and beyond. The M8 and M9 are a short drive away as well as Edinburgh International Airport which is approximately 5.6 miles away, making travelling to any destination relatively easy.

McEwan Fraser Legal are delighted to bring to market this recently renovated one bedroom lower villa in excellent condition. In more detail the property consists of welcoming hallway, with generous storage, bright airy lounge offering good furniture configurations and multi fuel burner. The kitchen benefits from floor to ceiling units, electric hob and oven, cooker hood, space for fridge freezer and washing machine. The kitchen also benefits from a breakfast bar. The bright and airy bedroom offers good furniture configurations and allows for free standing furniture. The fully tiled bathroom, completes the property internally with walk in electric shower, wash hand basin and w/c. The property also benefits from electric heating, double glazing and off street parking to the main door.



Specifications

Ground Floor

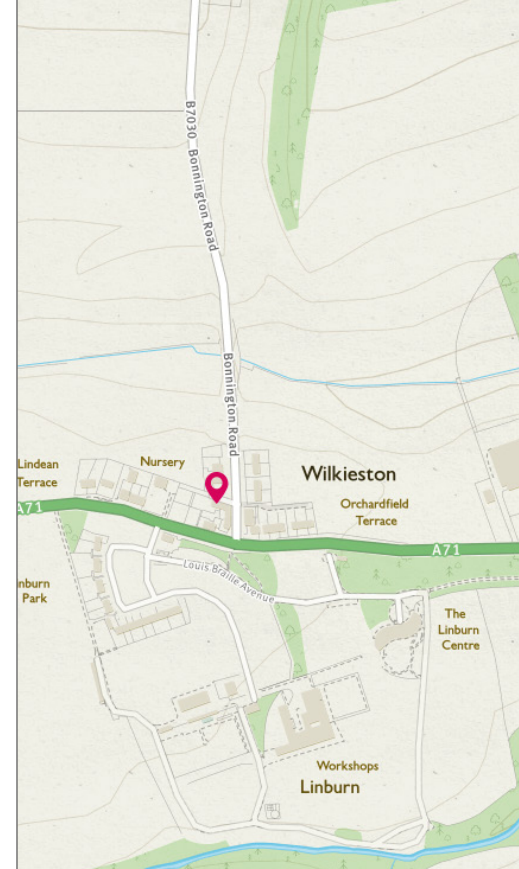


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.35m (11')
Kitchen	3.95m (13') x 2.75m (9')
Bedroom	4.25m (13'11") x 2.90m (9'6")
Shower Room	3.75m (12'4") x 1.10m (3'7")

Gross internal floor area (m²) - 51m²

EPC Rating - E



McEwan Fraser Legal

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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. 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 brochure 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
GRAEME NIMMO
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
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Senior Designer