

# 11 West Bonnington Drive

WILKIESTON, KIRKNEWTON, EH27 8DP



*Immaculate Three-Bedroom  
Semi-Detached Family Home*



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Offered to the market in pristine, move-in condition, this beautifully presented three-bedroom semi-detached home on the sought-after West Bonnington Drive is the ideal setting for modern family living.

# THE LIVING ROOM



Upon entering the property, you are welcomed into a bright and spacious hallway. To your immediate right, the inviting living room is filled with natural light and features elegant French doors that open directly onto the rear garden, showcasing uninterrupted views across the picturesque local farmland—perfect for relaxing or entertaining.

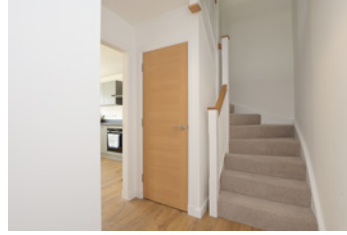
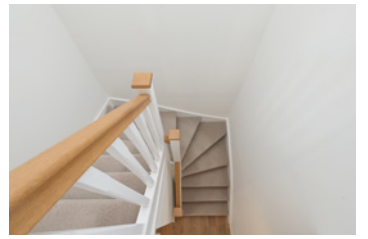
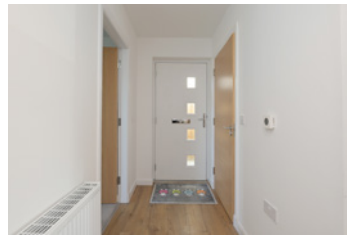


# THE KITCHEN/DINER



Adjacent to the living room is a generous kitchen diner, thoughtfully designed with both style and functionality in mind. The modern kitchen is fully equipped with an integrated fridge/freezer, induction hob, oven, dishwasher, and washing machine, along with ample worktop and storage space. The dining area easily accommodates a full dining suite, making it the perfect hub for family meals and gatherings. Completing the ground floor is a sleek, modern three-piece bathroom.





Upstairs, the property offers three well-proportioned double bedrooms, two of which benefit from integrated wardrobes. The principal bedroom further enjoys the luxury of a contemporary en suite shower room. A stylish family bathroom with a three-piece suite serves the remaining bedrooms.

## THE BATHROOM





# BEDROOM 1



The principal bedroom further enjoys the luxury of a contemporary en suite shower room



# BEDROOM 2





# BEDROOM 3





Externally, the home boasts excellent outdoor space, including a large, enclosed rear garden with panoramic views and private off-street parking to the front.

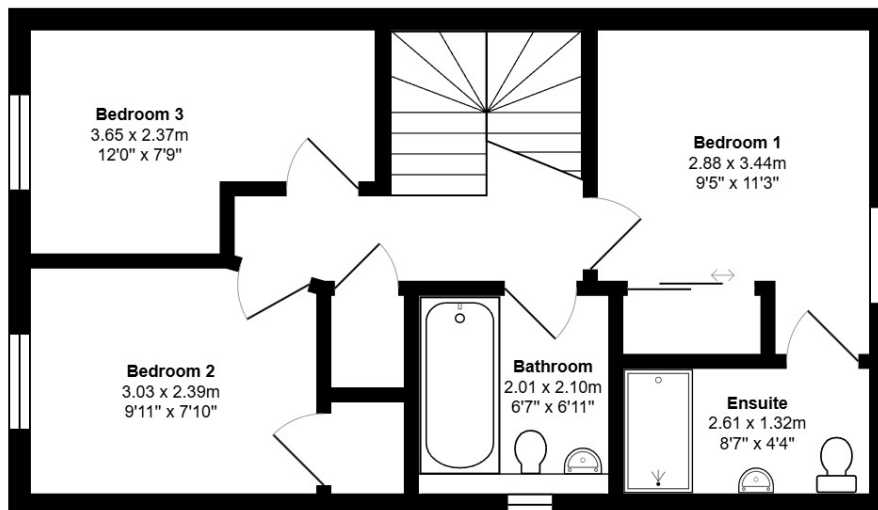
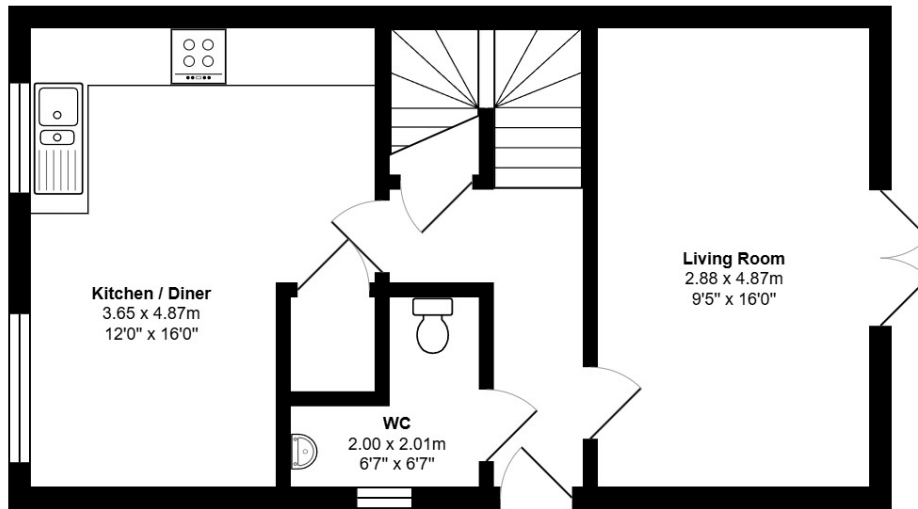
This stunning home offers the perfect blend of peaceful countryside surroundings and modern family comforts, all within easy reach of local amenities and commuter links. Early viewing is highly recommended.

# EXTERNALS



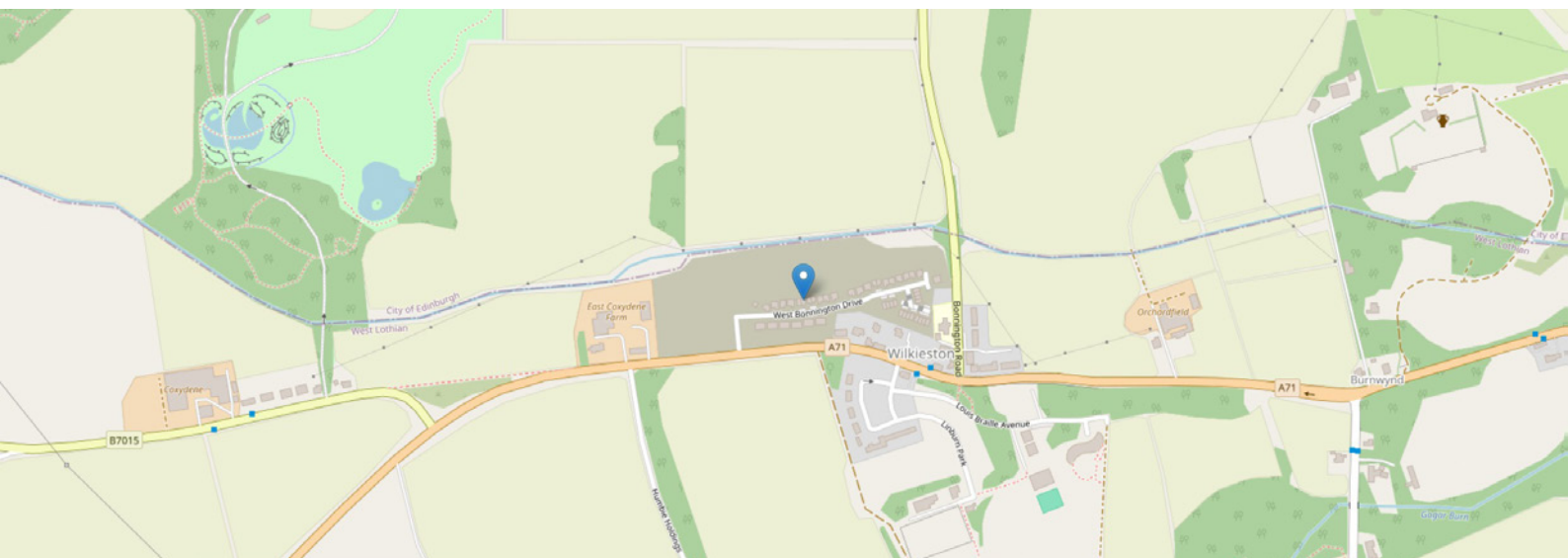


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Wilkieston is a charming semi-rural village located in West Lothian, offering the perfect balance between tranquil countryside living and convenient access to nearby towns and cities. Surrounded by open farmland and scenic landscapes, the village provides a peaceful setting ideal for families and those seeking a quieter pace of life.







Despite its rural feel, Wilkieston is exceptionally well-connected. The nearby A71 offers quick and easy access to Edinburgh city centre, which is just a short drive away, making it ideal for commuters. Livingston, with its wide array of shops, supermarkets, restaurants, and leisure facilities, is also within close proximity. Regular public transport links further enhance connectivity.

The area benefits from reputable local schooling and is within easy reach of a variety of outdoor recreational opportunities, including walking and cycling routes, golf courses, and country parks. With its blend of natural beauty and accessibility, Wilkieston remains a highly desirable location for families and professionals alike.



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