




McEwan Fraser Legal
Solicitors & Estate Agents
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Castle View, 15 Wilkieston

WILKIESTON VILLAGE, KIRKNEWTON, WEST LOTHIAN, EH27 8BE

LOCATION

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.



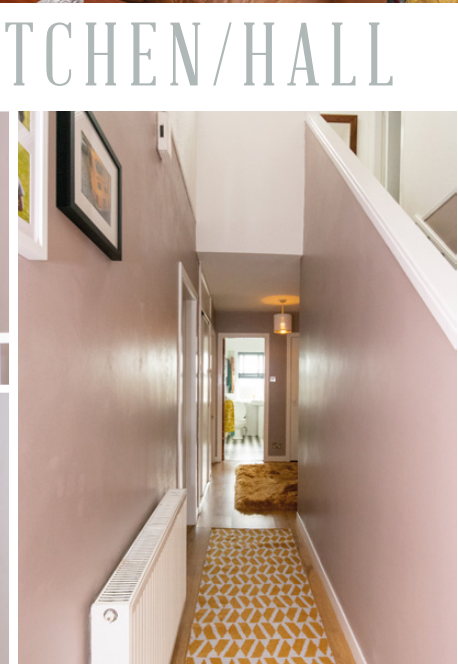
CASTLE VIEW, 15 WILKIESTON

Part Exchange available! McEwan Fraser is delighted to present this deceptively spacious three bedroom house to the market. The property offers ample living space over two floors and there is scope to further extend and create a fourth bedroom by conversion of the loft storage.

Internally, the accommodation is focused towards a naturally bright and particularly generous lounge. The ample floor space on offer gives tremendous flexibility for a variety of different furniture configurations. A breakfasting kitchen sits immediately behind the lounge and benefits from a full range of base and wall mounted units. There is plenty of prep and storage space for the aspiring chef and space is provided for a range of free standing appliances. The kitchen also opens onto a low maintenance rear garden and patio. The ground floor also includes two generous double bedrooms and a chic modern bathroom with a contemporary white suite, shower over bath and full tiling. Climbing the stairs, you find a large master bedroom and two storage rooms which could be readily converted into a fourth bedroom and a bathroom.

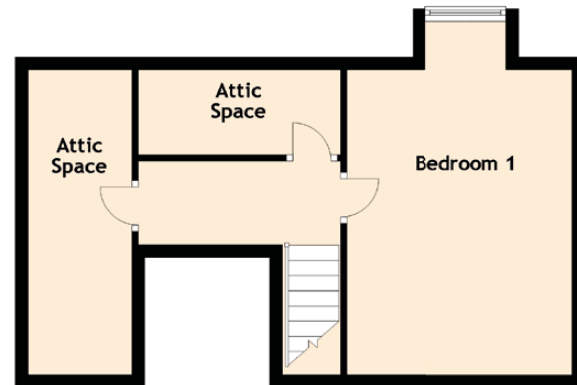
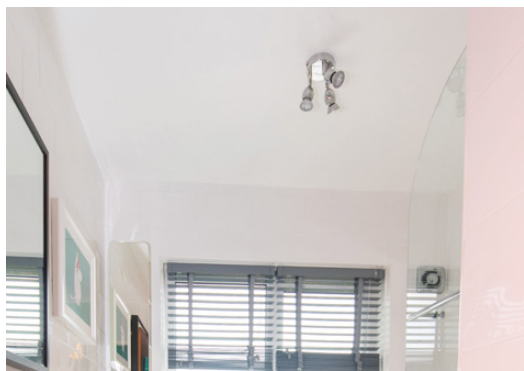
For extra warmth and comfort, the property enjoys gas central heating and double glazing. There is also off street parking to the front.

Internal viewing highly recommended.



LOUNGE/KITCHEN/HALL





SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	5.58m (18'4") x 3.63m (11'11")
Kitchen	3.86m (12'8") x 3.63m (11'11")
Bedroom 1	5.66m (18'7") x 3.55m (11'8")
Bedroom 2	4.40m (14'5") x 3.02m (9'11")
Bedroom 3	3.90m (12'10") x 3.02m (9'11")
Bathroom	2.69m (8'10") x 1.92m (6'4")

Gross internal floor area (m²): 104m² | EPC Rating: F

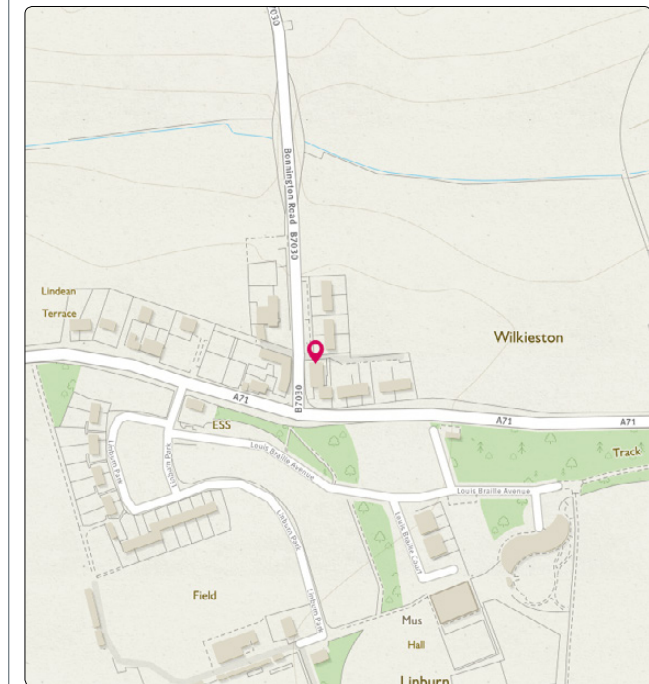


Image credit: <https://www.coordiansurvey.co.uk/sample/>



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Part
Exchange
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