

4 Hillhouse Terrace

KIRKNEWTON, EH27 8AL



*Spacious Two Bedroom Upper Flat In Kirknewton With A
Generously Proportioned with Landscaped Garden*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom upper villa in Kirknewton.

THE LIVING ROOM

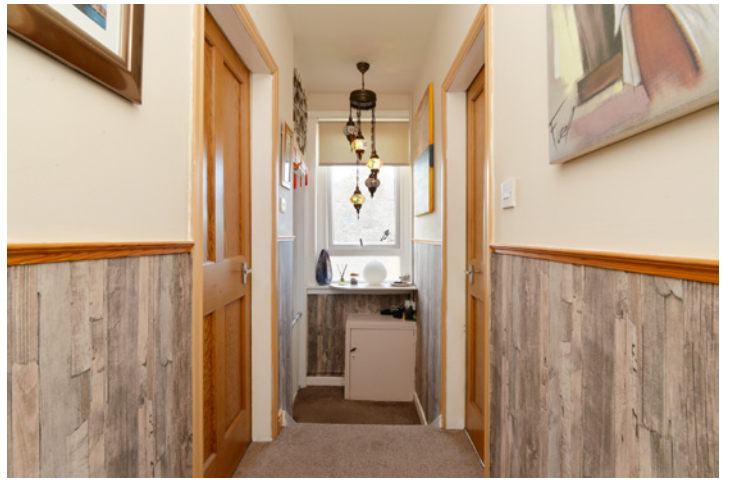


Inside, the property comprises:

- The living area is bright and spacious whilst benefitting from a south-facing aspect and offers various possibilities for furniture arrangements.
- Fully equipped kitchen which is accessed via the living room. Generously proportioned and has all of the amenities you would require, washing machine fridge freezer, gas hob, fan oven and excellent storage space.

THE KITCHEN





- The bathroom has been upgraded by the current owner to be a well-proportioned shower room with a large double shower and a modern three-piece suite.
- The flat benefits from two large double bedrooms which include storage and excellent space for freestanding furniture.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



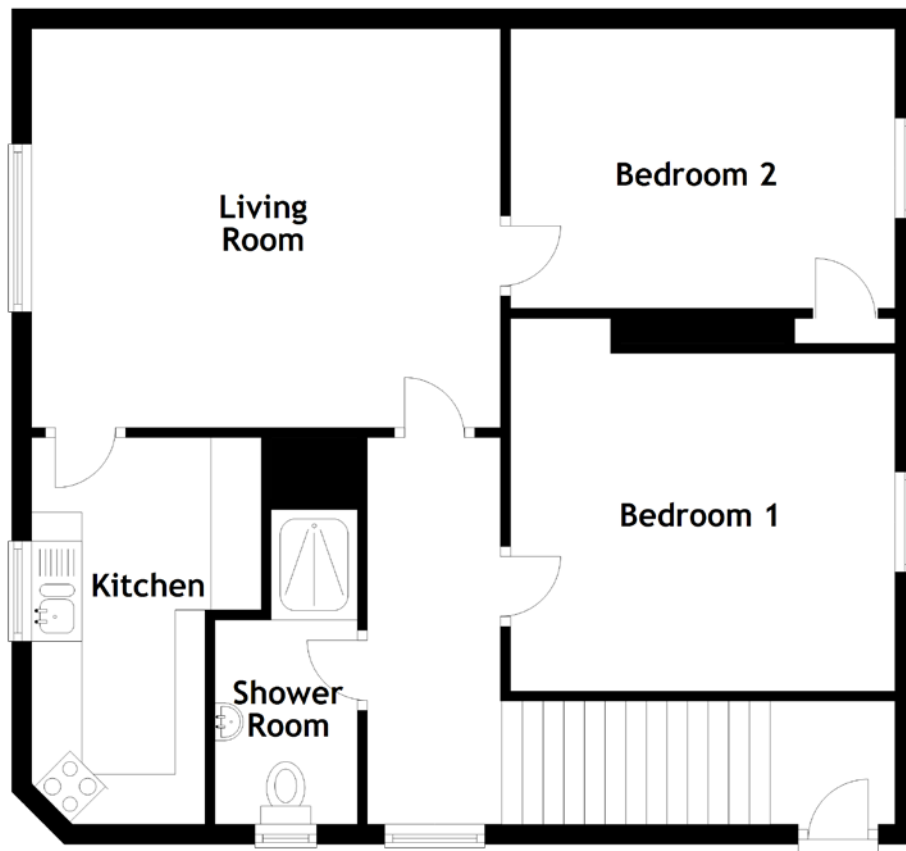
In addition, the property includes a private rear and side garden, Summerhouse and landscaped rear garden. The flat has double-glazed windows with gas central heating making for a warm cost-effective home, year-round. Parking is free on street.

EXTERIORS





FLOOR PLAN, DIMENSIONS & MAP

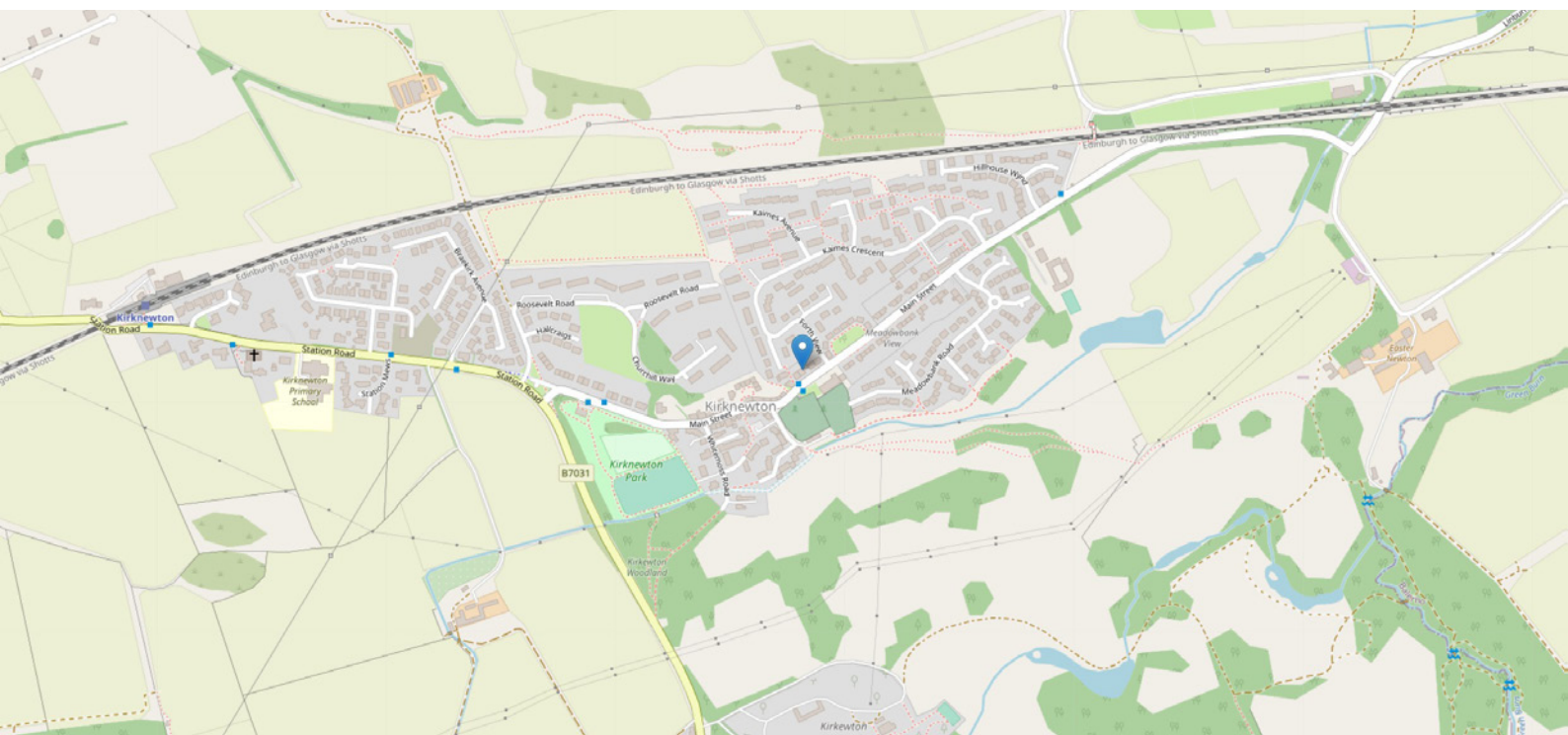


Approximate Dimensions (Taken from the widest point)

Living Room	4.68m (15'4") x 3.98m (13'1")
Kitchen	3.86m (12'8") x 2.29m (7'6")
Bedroom 1	3.84m (12'7") x 3.72m (12'2")

Bedroom 2	3.84m (12'7") x 2.79m (9'2")
Shower Room	3.14m (10'4") x 1.42m (4'8")

Gross internal floor area (m²): 66m²
EPC Rating: C



THE LOCATION

The village of Kirknewton lies approximately 10 miles from Edinburgh City Centre and in easy reach of Balerno and Livingston. The village has a post office and general store with a wide range of indoor shopping facilities at the nearby Almondvale Shopping Centre and Livingston Designer Outlet.





There is a wide range of recreational facilities close by including Dalmahoy Golf and Country Club, excellent walks and cycle paths in the Pentland Hills. Kirknewton has its own railway station with links to both Edinburgh and Glasgow. There is a highly regarded primary school and secondary schooling at Balerno High School. Also in easy reach of the Heriot Watt Campus, just a short distance away.

There are good public transport system with regular bus services operating to surrounding towns and villages. The property is also situated for easy access to Edinburgh Airport, the M8 and M9 Motorways and Edinburgh City Bypass together with the Royal Bank of Scotland HQ.



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