



13 Forth View

Kirknewton EH27 8AN

Offers Over £145,000

Caesar & Howie
Solicitors & Estate Agents



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This is a spacious and traditional style semi detached villa, that will provide an ideal family home, is ideally placed for village amenities and holds excellent further potential for modernisation. The accommodation is well proportioned throughout and the property is situated at the end of a cul de sac with open outlook to front. Public transport, village shops, school and rail station are all within reach. There is swift access to Edinburgh and Livingston via the nearby A70 and A71. Early/flexible entry. Chain free.

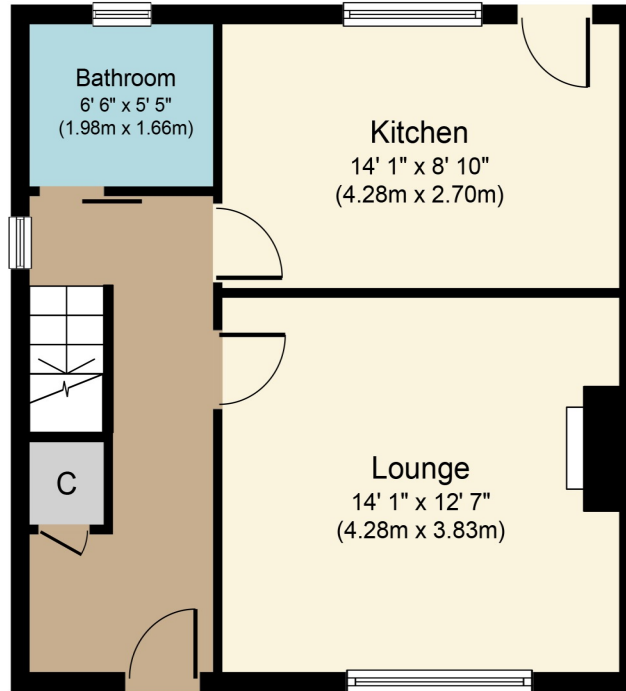
- **Entrance hall/storage**
- **Spacious lounge**
- **Large fitted kitchen/appliances**
- **Bathroom**
- **Three bedrooms**
- **Part floored attic**
- **GCH (2024 Boiler)**
- **Double Glazing**
- **Gardens**
- **Off street parking/drive space to front**
- **Council Tax Band B**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

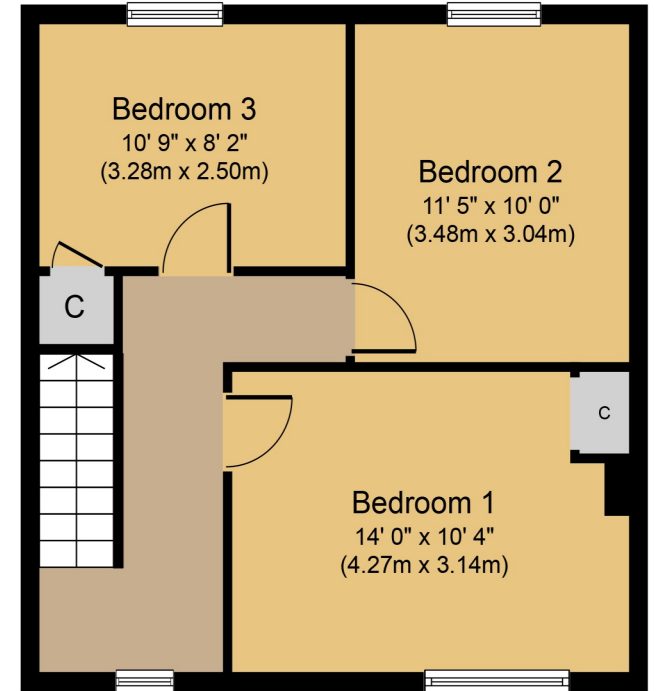


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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