



51 Garden City

Stoneyburn, EH47 8EJ

Offers over £127,000



Located within an established and peaceful setting in the quiet village of Stoneyburn, this 1 bedroom semi-detached bungalow offers a wonderful choice to buyers entering or downsizing within the market for single level living. Garden City lies within the Bents area of the village and is a popular residential location for buyers looking to escape the hustle and bustle of busy city life. Stoneyburn can be found a couple of miles to the south of the M8, but with a connection in nearby East Whitburn, offers a central base for travel in and around the region. Local amenities include primary schooling and a choice of everyday convenience stores, with the larger town of Livingston within 10 minutes drive where a wide range of shopping and recreational amenities can be found. For those keen to explore the scenic surroundings, great walking routes wrap around the village linking to woodland trails.



Client Comments

"My house is in a quiet area, which isn't overlooked. The garden contains various fruit trees and plants (pear trees, apple trees, plum trees, cherry trees, blackberry, blueberry raspberry and honeyberry bushes) and gets the sunlight all day long. Neighbours on both sides are lovely and also quiet- one puts my bin out and the other clears my path of snow in the winter."

Description

The property is a perfect size for a single buyer or couple and has been tastefully upgraded during the sellers 6 year ownership allowing for easy entry for the the prospective buyer. A spacious lounge is ideal for everyday relaxing and unwinding, with ample space for a table to accommodate daily meals if desired. A modern fitted kitchen boasts a range of storage cabinets and appliances that will remain as a part of the sale, whilst a combi boiler is neatly tucked in a cupboard and installed in 2021 and maintained under service agreement since. The double bedroom is a perfect size for a comfortable nights sleep and benefits from fitted wardrobes for good everyday storage. The attic area is partly floored with handy drop down ladder for further storage capabilities. The bathroom comprises a 3 piece suite, with low maintenance wet wall boards and a mixer shower mounted above the bath. Externally there is a driveway to the side to provide convenient off-street parking for 2 cars. The south facing rear is a perfect space for soaking up the sunny weather throughout the day with patio, lawn and a variety of fruit trees to be savoured by the new owner.

Location

Stoneyburn is a village located approx five miles west of Livingston and centrally positioned between Edinburgh and Glasgow, with good transport links available to provide access to all three. Within the village everyday services include local shops, a community centre, football team Stoneyburn Juniors and a bowling club. Two primary schools are available with secondary school catchment covered from Whitburn and Blackburn. A wider range of shopping and recreational facilities can be sought in nearby Bathgate or Livingston.

Living Room 15'8" x 13'1" (4.79m x 4.00m)

Kitchen 11'5" x 8'8" (3.49m x 2.65m)

Bedroom 10'7" x 10'1" (3.23m x 3.09m)

Bathroom 9'10" x 5'4" (3.02m x 1.65m)

Extras

All blinds, light fittings, floor coverings, integrated oven/hob, fridge-freezer and washing machine included in the sale. Some items of garden furniture can also be included if required."

Key Info

Home Report Valuation: £130,000
Total Floor Area: 58m2 (625 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

