



5 Wallace Walk

Stoneyburn, Bathgate, EH47 8DP



Property Summary

This bright and airy two-bedroom mid-terrace house is a lovely residence in the charming village of Stoneyburn, situated beside open countryside and within easy reach of amenities, schools, and transport links. It offers neutrally decorated interiors, including a quality kitchen and shower room; plus, it has a fully-enclosed rear garden which has a large decked area and a suntrap, southwest-facing aspect. Located near Bathgate, it also provides an equidistant commute to Glasgow and Edinburgh.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge, freezer, and washing machine to be included in the sale.

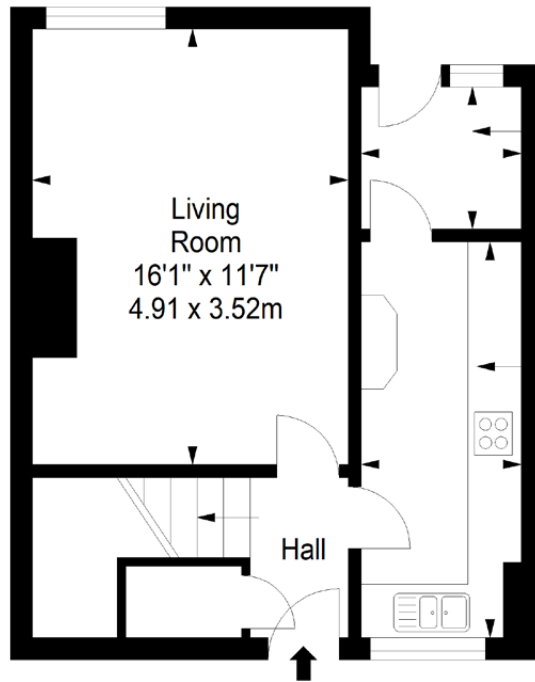
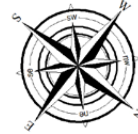
Property Features

- A well-presented mid-terrace house
- Situated in Stoneyburn village
- Lightly decorated interiors
- Entrance hall with built-in storage
- Living room with southwest-facing aspect
- Well-appointed breakfasting kitchen
- Laundry room with rear garden access
- Naturally-lit landing with storage
- Two double bedrooms with wardrobes
- Modern three-piece shower room
- Low-maintenance front garden
- Southwest-facing rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan

Ground Floor
Approx. 36.2 sq. metres (389.6 sq. feet)



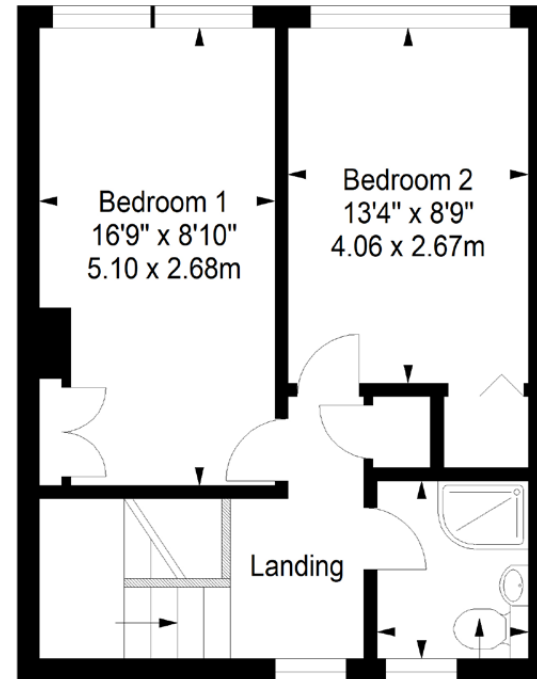
Laundry
6'0" x 5'2"
1.82 x 1.58m

Breakfasting
Kitchen
14'7" x 5'10"
4.44 x 1.79m

Living
Room
16'1" x 11'7"
4.91 x 3.52m

Hall

First Floor
Approx. 39.1 sq. metres (420.9 sq. feet)



Bedroom 1
16'9" x 8'10"
5.10 x 2.68m

Bedroom 2
13'4" x 8'9"
4.06 x 2.67m

Landing

Shower Room
6'7" x 5'6"
2.00 x 1.68m

Total area: approx. 75.3 sq. metres (810.5 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106