




West Bonnington Drive
West Lothian
EH27 8DP

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Fixed Price £290,000

This Modern Semi Detached Villa was recently built by Bancon Homes and is situated in a small, quiet development in a great semi rural location bordering onto open fields.

The house is beautifully finished and is presented in as new condition with the present owner having been in less than a year and therefore the property still has the majority of the 10 year NHBC guarantee to run and over a year of the 2 year Bancon Homes warranty.

This Richmond style 3 bedroom semi-detached villa is one of only a few in the development and optimises space and light with a large designer kitchen, a superb range of Siemens appliances and plenty of storage and work surfaces. There is a beautiful living room with French doors making the most of the entertaining space and overlooking the recently landscaped garden.

At the front there are two parking areas and then a pathway to the side leading to the main door. The large rear garden is fenced, level and has been landscaped to include a generous lawned area and patio.

The property has a really nice and individual layout of accommodation over two levels and comprises an entrance hallway with impressive oak door to all rooms and a lovely staircase at the far side. There is a large downstairs cloakroom and then access to the main lounge/living room with French doors opening directly to the rear garden and providing a really nice outlook.



Home Report Valuation £290,000

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Council Tax Band D

EPC Rating C



The German designed, award winning Leicht kitchen comes complete with Siemens induction hob, multifunction single fan oven and canopy extractor. Stainless steel sink with lever chrome mixer tap, integrated Siemens fridge freezer and washer dryer and adjacent to this is a good sized dining /family area with window to the front.



On the upper floor there are 3 bedrooms, master with a lovely en suite and really nice open views over the fields. The en suite is lovely and has enhanced tiling in addition to a modern 3 piece suite comprising shower enclosure, wash hand basin and w.c.

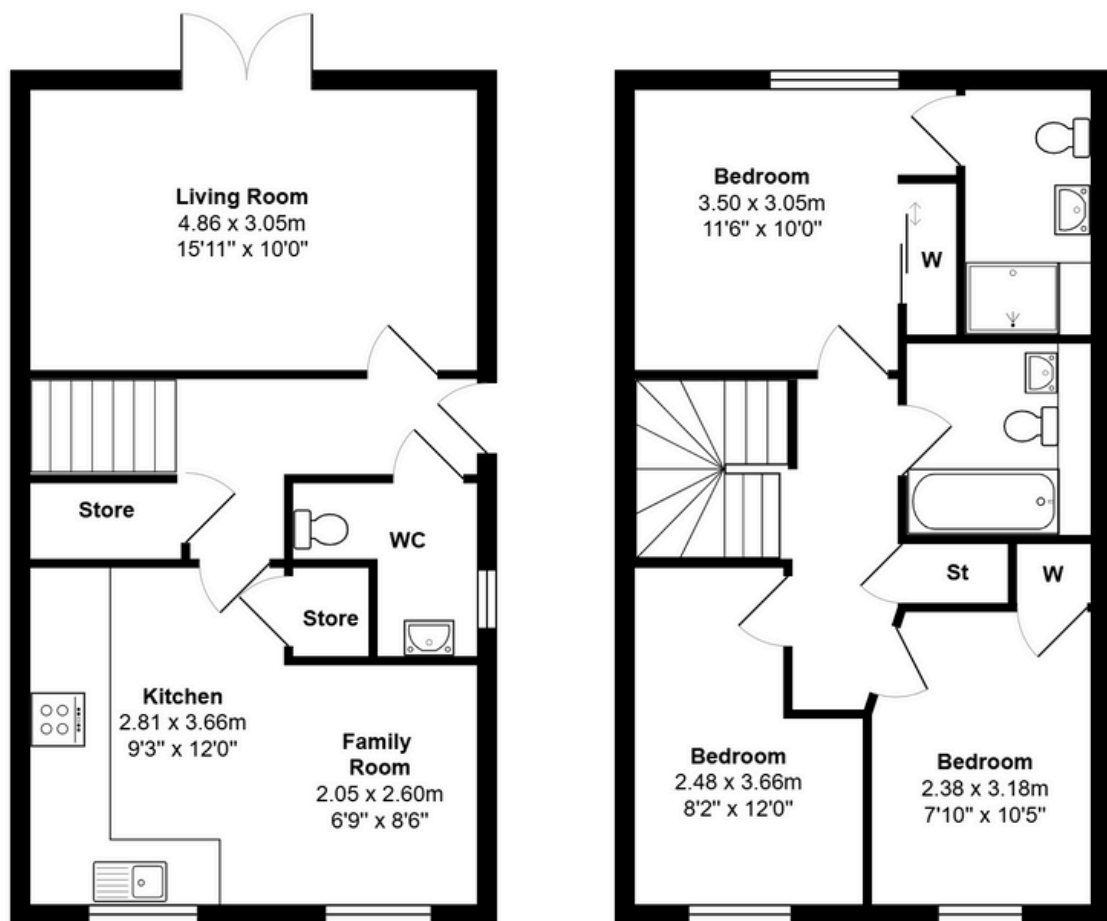
The bathroom is also stunning and has a three piece suite comprising panelled bath, wash hand basin and w.c. with window to the side.



The property further benefits from heat source central heating which makes the running costs of this particular home exceptionally competitive.

Vendor Comments

This is a fantastic home as is such a quiet location and is so convenient for all travel needs.

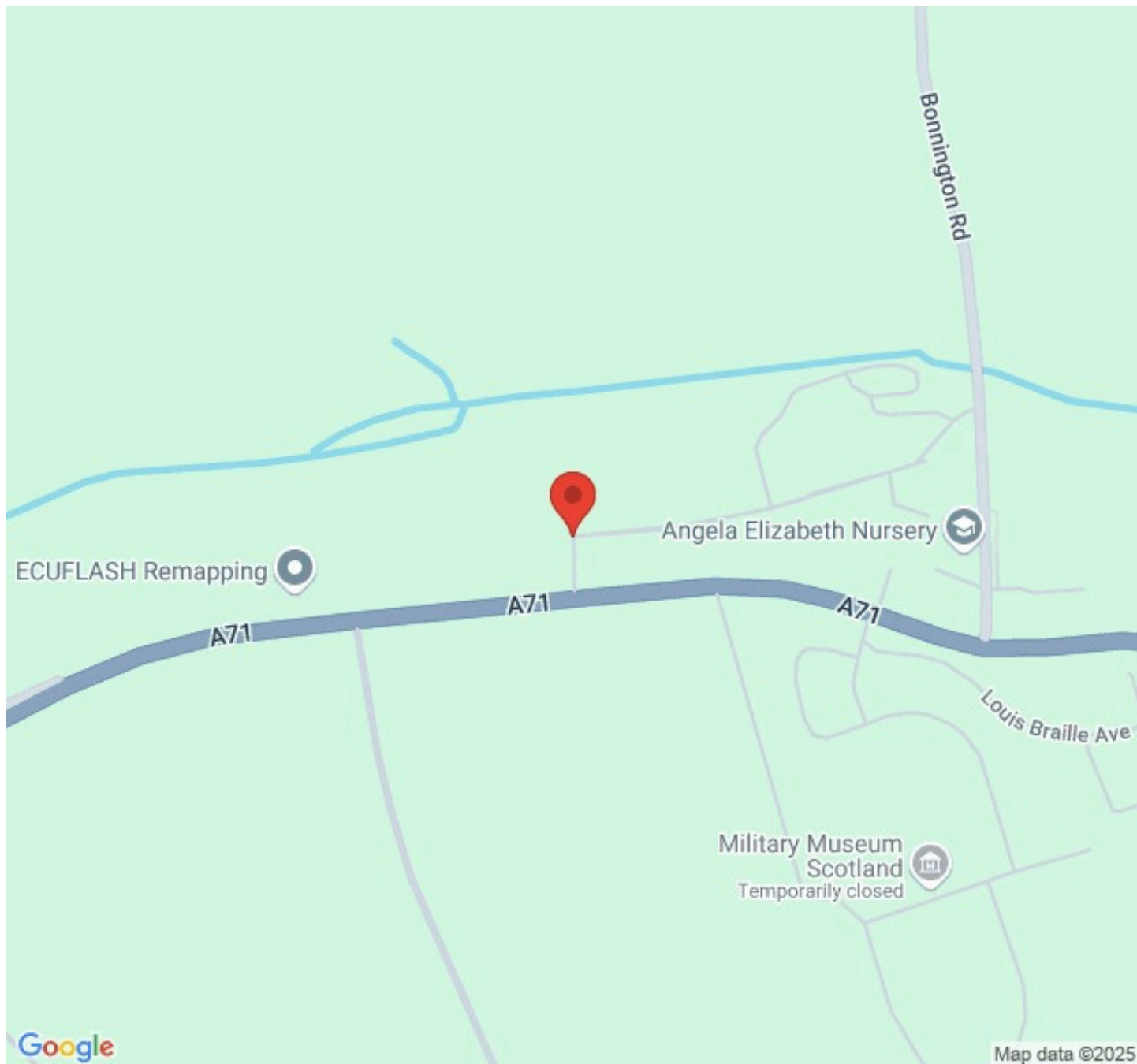


Total Area: 87.0 m² ... 937 ft²
 All measurements are approximate and for display purposes only

Location

Situated just a short drive from Edinburgh, Bonnington Place is ideally located to offer both the tranquillity of the countryside and the excitement of the city. This particular site near Edinburgh provide easy access to the city's rich history and vibrant cultural scene, making it the perfect choice for families looking for a blend of comfort and convenience.





WQ WALLACE QUINN SOLICITORS & ESTATE AGENTS

www.wallacequinn.co.uk

Fairbairn House, 6 Fairbairn Place, Livingston EH54 6TN

estateagencyeast@wallacequinn.co.uk
01506 353410

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