





## 2 Blinkbonny Gardens

Breich, West Calder

Welcome to 2 Blinkbonny Gardens — where luxury meets lifestyle in the heart of Breich's most prestigious development.

This exquisite five-bedroom detached residence commands attention from the moment you arrive. Set proudly on a generous corner plot, its striking exterior, double driveway, and detached double garage exude kerb appeal and grandeur — a true statement home.

Step inside, and you're greeted by over 2,600 sq. ft. of beautifully curated living space, where every detail radiates style and sophistication. The sweeping staircase, rising elegantly from the spacious hallway to an open gallery landing, sets the tone for the grandeur that awaits.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- 5 Bedroom Detached Family Home
- Double Detached Garage
- Exclusive Development
- Great Condition
- Open-Plan Kitchen/Dining Room/Lounge
- Bedroom On Ground Floor





The heart of the home is a showstopping, open-plan kitchen, dining, and lounge area — a masterclass in modern design, flooded with natural light. Whether you're hosting lavish gatherings or enjoying relaxed family evenings, this space delivers versatility and wow-factor in equal measure. A separate utility room ensures practicality without sacrificing aesthetics.

The five double bedrooms are as impressive as they are spacious. A ground-floor suite offers flexibility — perfect for guests or multi-generational living — while the indulgent principal suite is a sanctuary of luxury, complete with a private ensuite.

Outside, the private rear garden is an entertainer's paradise. An elevated patio decking area invites al fresco dining and summer soirées, blurring the lines between indoor and outdoor living — your own secluded haven.

This is more than just a home; it's a statement of success. 2 Blinkbonny Gardens offers a rare blend of elegance, space, and exclusivity — a distinguished residence that's designed to be admired, experienced, and loved.

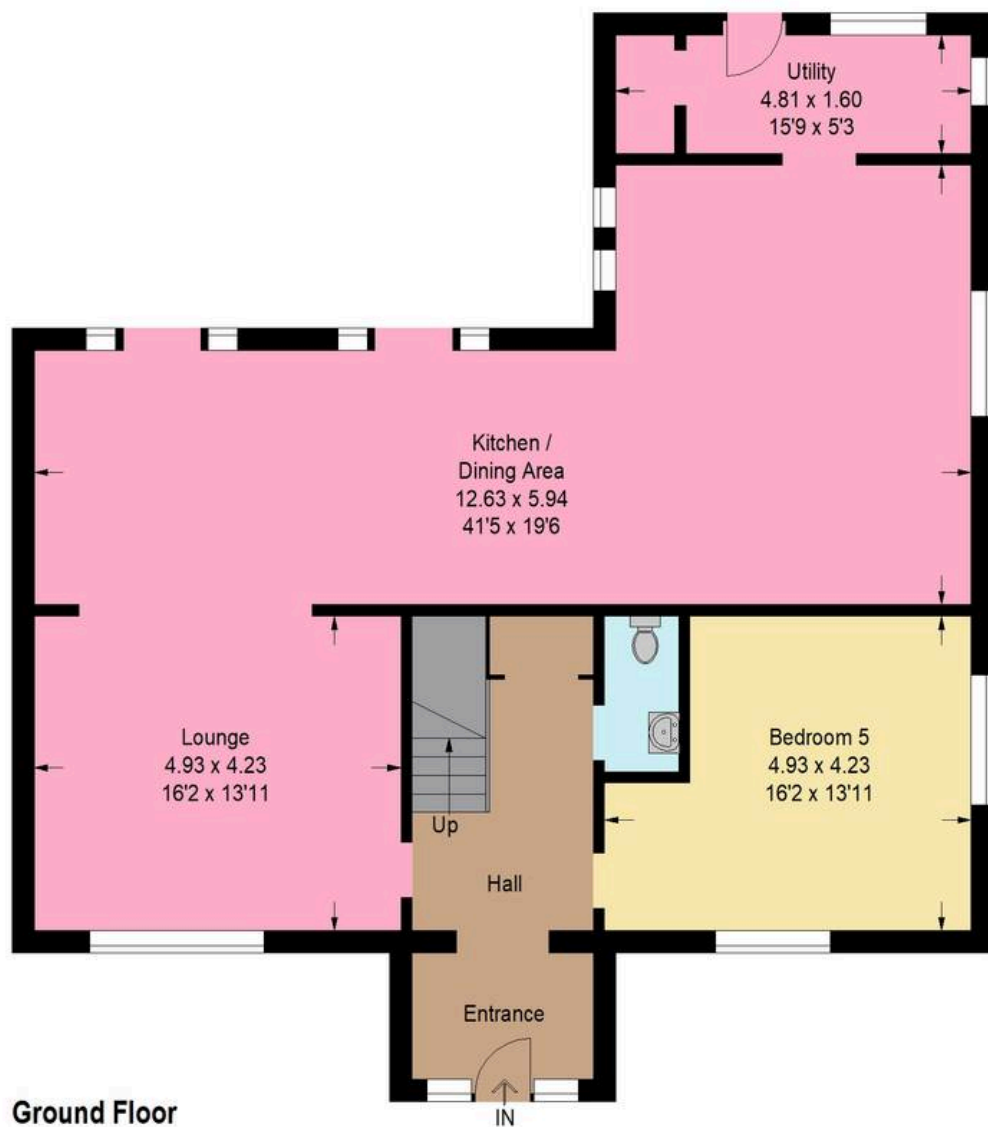




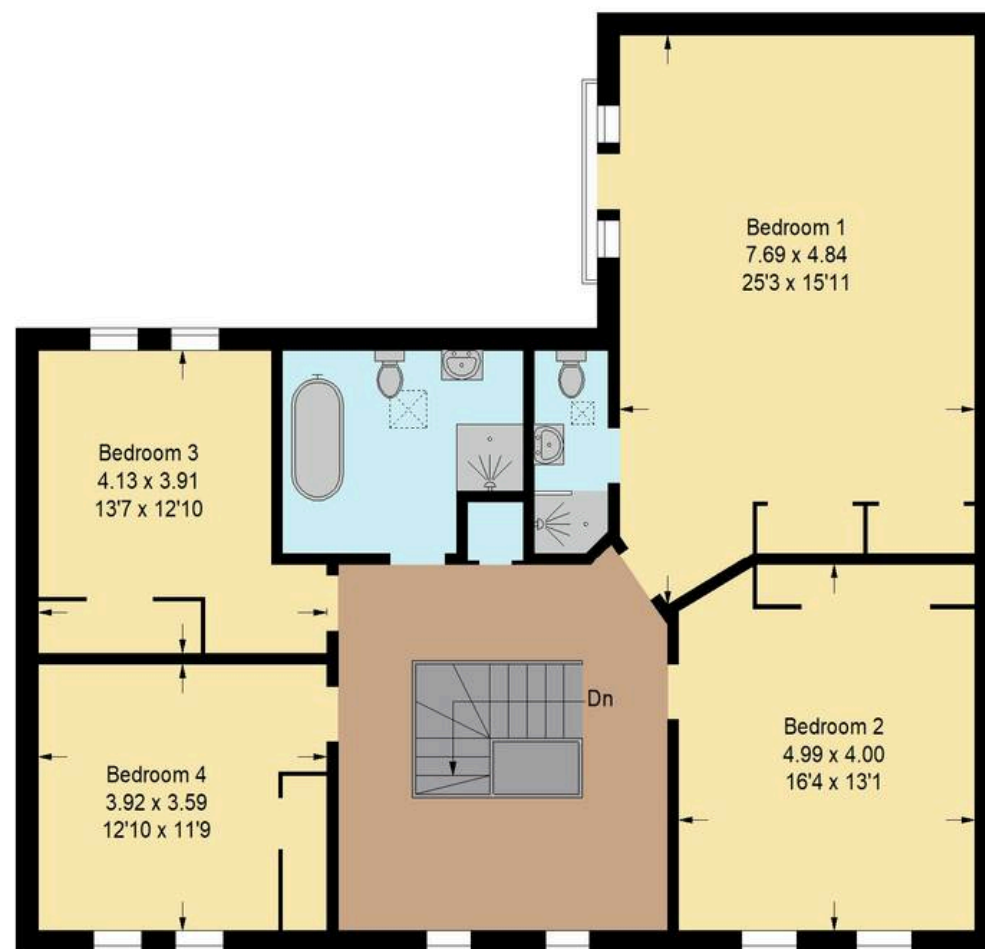




Approximate Gross Internal Area = 244.6 sq m / 2633 sq ft



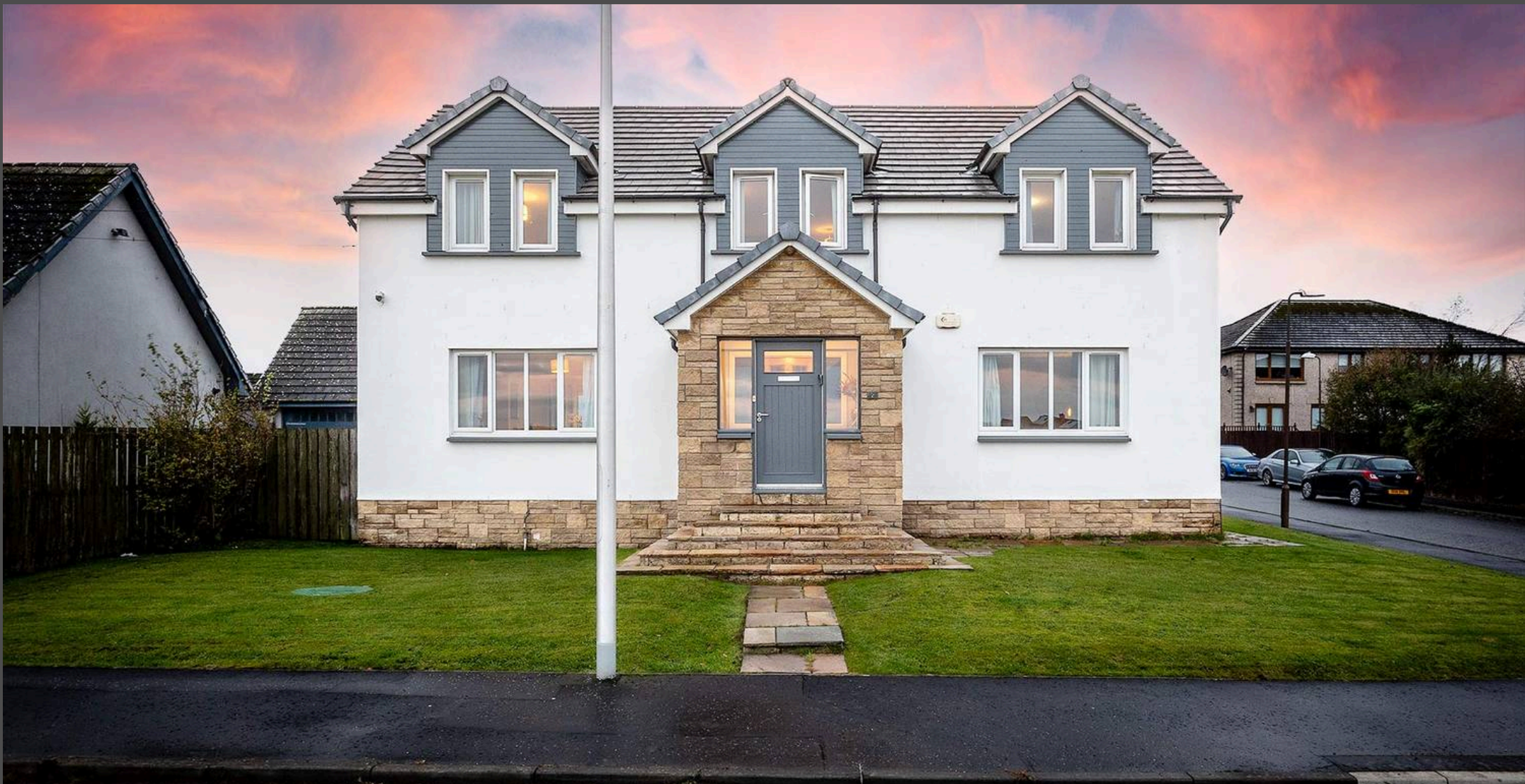
Ground Floor



First Floor

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