





2 Burns Crescent, Greenrigg

Welcome to 2 Burns Crescent, a beautifully presented two-bedroom semi-detached home offering stylish and comfortable living across two floors. With thoughtfully designed interiors, modern finishes, and generous outdoor space, this home is perfect for anyone looking for a move-in-ready property with versatile living potential.

Step into the inviting entrance hall, which includes a large under-stair cupboard for convenient storage. The staircase features a striking combination of wood and grey carpet, with a lovely window halfway up that fills the space with natural light.

The living room is bright and spacious, enhanced by high ceilings and a large front window. This space has been updated with new laminate wood flooring, a feature wall, and stylish wall panelling. French doors at the rear open out to the garden, creating a seamless indoor-outdoor flow, perfect for entertaining or relaxing.

The kitchen is modern and well equipped, featuring sleek white cabinetry, black worktops, and a black tiled splashback. It includes ample cupboard space, a gas hob, and a fan assisted electric oven, ideal for those who love to cook.

Upstairs, you'll find two generously sized double bedrooms and a family bathroom.

Bedroom 1, currently used as a child's room, is impressively spacious and can easily accommodate a king-size bed. It includes built-in double wardrobes and still leaves room for freestanding furniture. Dual-aspect windows ensure this room is flooded with natural light throughout the day.



Bedroom 2 is currently set up as the main bedroom. It comfortably hosts a king-size bed, with cupboard space and plenty of room for wardrobes or chests of drawers. The family bathroom is a great size and features a full bathtub, a chrome towel rail, a clean, modern finish. The home benefits from a converted loft, accessible via fold downstairs from the upstairs hall. This versatile space is ideal as a playroom, study, or games room and includes a skylight window for natural light. The recently landscaped rear garden is low-maintenance and stylishly finished with grey paving slabs/tiles, artificial grass, and a stone-covered upper level with large planters perfect for garden lovers to customise.

The front and side of the property feature a Monoblock driveway with space to park two cars.

Ideally positioned for everyday convenience and family living. Just a short walk from Greenrigg Primary School and close to Alexander Peden Primary and Whitburn Academy, it's perfect for those with children.

Local shops and amenities are nearby, with more extensive options available in neighbouring Harthill. For leisure, Polkemmet Country Park with its golf course, owl centre, and scenic walks is just minutes away.

Excellent transport links include nearby bus routes, Blackridge train station, and easy access to the M8, making commuting to Glasgow or Edinburgh straightforward.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

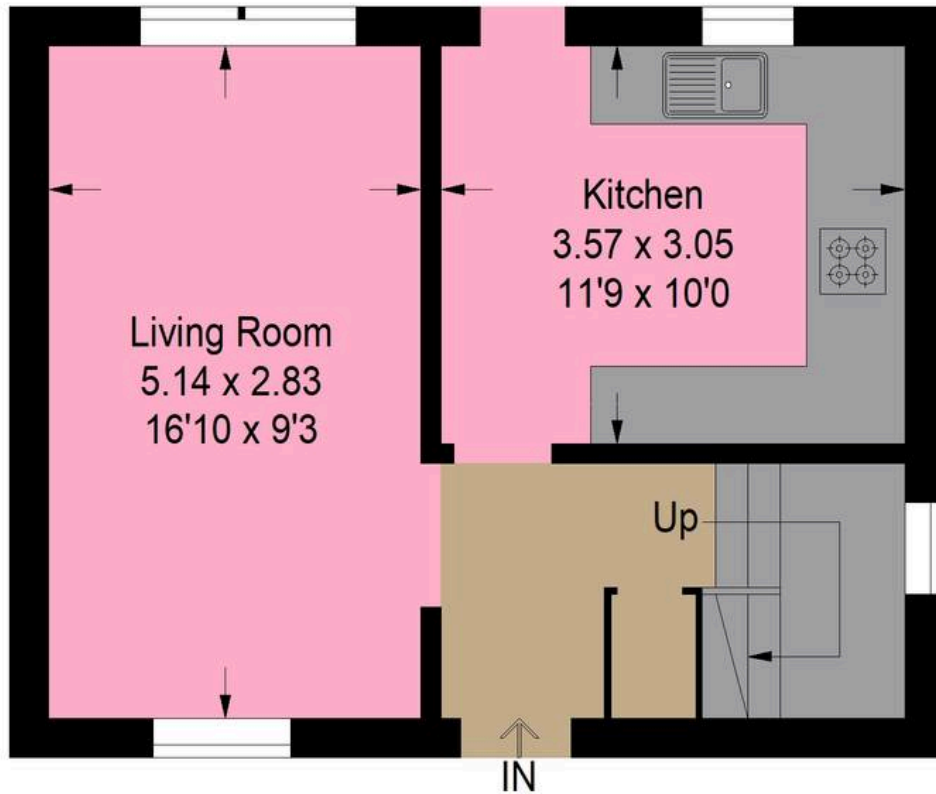
EPC Environmental Impact Rating: D



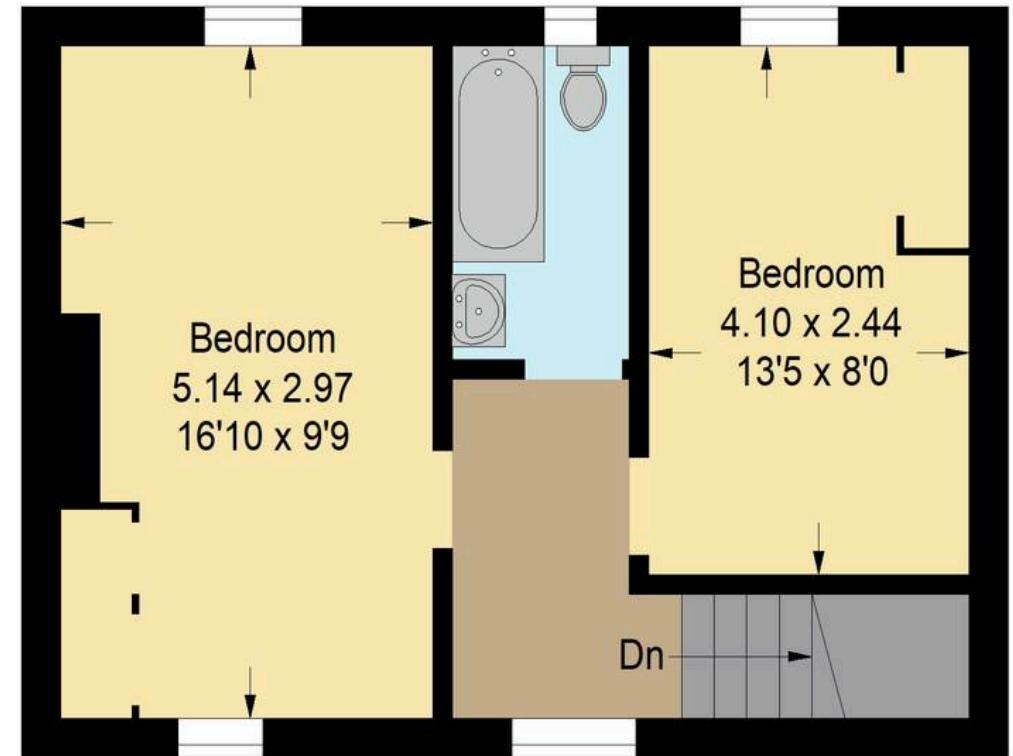




Approximate Gross Internal Area
69.5 sq m / 748 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1205124 / Ref:90626)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

