



5 Cannop Crescent

Stoneyburn

Welcome to 5 Cannop Crescent. A truly special home where timeless character meets stunning modern design.

As you approach this beautiful three-bedroom semi-detached cottage, you'll immediately be struck by the grand shaped hedge at the front of the property – a remarkable feature over 150 years old that perfectly frames this elegant home.

Step inside and be welcomed by soaring high ceilings, flooded with natural light from the expansive windows. The entrance sets the tone for what's to come, a home finished to the highest standard while honouring its original charm and character.

To your right, you'll find the bright and beautifully proportioned lounge. With its generous layout and feature curved wall detail, it offers a perfect blend of warmth and sophistication, a wonderful space to relax or entertain.

Flowing seamlessly from the lounge is the heart of the home, a show-stopping, bespoke kitchen. This ultra-modern space is truly one of a kind, designed with impressive curved and S-shaped cabinetry that adds a striking visual impact. It's a kitchen that doesn't just serve a purpose, it makes a statement.

The ground floor also hosts two spacious double bedrooms, both with built-in wardrobes for maximum storage and functionality. The front bedroom is especially impressive, featuring a bay window that adds elegance and an abundance of natural light. The family bathroom is sleek and contemporary, with a large walk-in shower and high-quality finishes throughout.

Upstairs, the converted attic now forms a private principal bedroom suite. This stylish space includes a cosy reception area ideal for a reading nook or home office, along with its own WC and Velux windows that bathe the room in daylight. It's a calm, retreat-like sanctuary within the home.

Step outside to discover just as much attention to detail in the outdoor space. The electric gates open onto a fresh monoblock double driveway with additional parking for up to four cars behind the home, leading to a large detached garage with additional side-door access. The rear garden has been thoughtfully designed for low-maintenance living, with a sheltered decked area perfect for summer evenings.



Tucked away at the back of the garden is an incredible hidden gem, a fully equipped garden bar done to the highest standard, ideal for entertaining guests or enjoying peaceful weekends at home.

Location-wise, 5 Cannop Crescent enjoys a peaceful setting in the welcoming village of Stoneyburn. You'll find everyday convenience on your doorstep with Stoneyburn Post Office, Premier Stoneyburn Store, and Costcutter all nearby for your daily essentials.

Families are well catered for with Stoneyburn Primary School just a short walk away, and secondary schooling available at the highly regarded Whitburn Academy, a quick drive or bus journey from the property.

For commuters, you're ideally located between Addiewell and Breich railway stations – both just a short drive away and offering direct links to Edinburgh and Glasgow. The nearby M8 motorway also provides easy road access for those travelling by car.

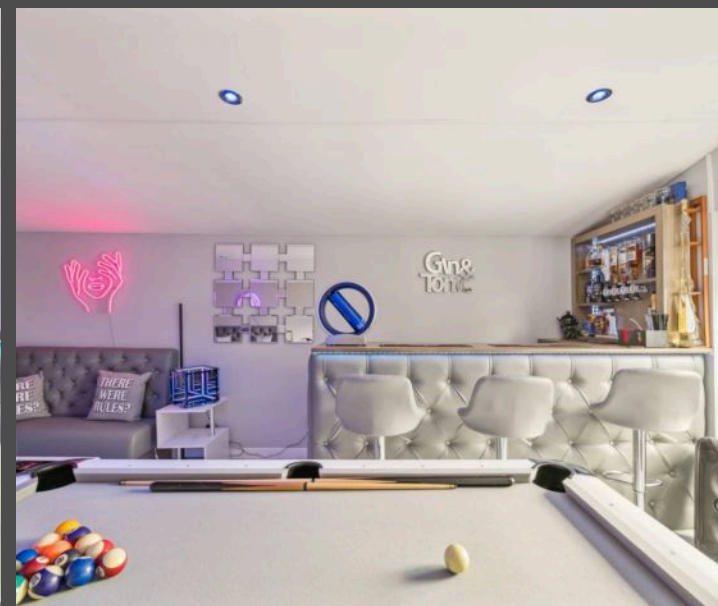
This home is a rare find, full of character, beautifully modernised, and ready to enjoy.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Stunning Bespoke Kitchen
- Three Spacious Bedrooms
- Blend of Character & Contemporary Style
- Impressive Outdoor Space
- Fully Equipped Garden Bar
- Excellent Location



REAR GARDEN

FRONT GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft



Ground Floor



First Floor

 = Reduced Headroom Below 1.5 M / 5'0

Illustration For Identification Purposes Only. Not To Scale (ID:1210360 / Ref:90735)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

