



**Muirhouse Dykes, Farm Cottage, Addiewell**

Addiewell

Offers Over **£170,000**





## Muirhouse Dykes, Farm Cottage

Addiewell

Welcome to Muirhouse Dykes, a unique 2-bedroom terrace bungalow, rarely available on the market. Situated down a private drive leading to a collection of homes built on the grounds of an old farmhouse, this property offers the perfect blend of a family home with a countryside feel. Surrounded by acres of fields on the outskirts of Addiewell, it provides a serene and private setting. This beautifully presented home offers modern open-plan living, high ceilings throughout and a generous south-facing garden, all on one level. It is perfect for first-time buyers, downsizers or investors looking for a low-maintenance home with versatile spaces. With parking for up to three cars, a sleek kitchen and bright, airy interiors, it is move-in ready while still providing a blank canvas for the next owner's personal touch.

As you step inside you are welcomed into a bright open-plan living and dining area where the high ceilings create an impressive sense of space and dual aspect windows flood the room with natural light.



The sleek, new contemporary kitchen features glossy white cabinetry and a central island which doubles as a breakfast bar, perfect for casual dining or entertaining, and the modern minimalist finishes set a stylish tone throughout the home. Leading off from the lounge and dining area you will find the extension currently used as a home office, complete with patio doors opening directly onto the south west -facing garden which is generous in size, private and not overlooked from behind, making it ideal for relaxing or entertaining outdoors. Returning through the office to the main living area and through the corner door you will find the bedroom section of the property, where Bedroom One is a comfortable double decorated in calming grey and yellow tones creating a restful atmosphere with space for additional furnishings, and adjacent is a versatile second room currently used as a nursery which would also make an excellent office, guest room or hobby space. At the end of the hallway is the recently renovated stylish bathroom featuring sleek white tiling, striking black and white patterned flooring and a shower-over-bath with black accents for a modern, contemporary look, while a large window draws in natural light from the garden.

The property sits tucked away off a main road offering peace and privacy and provides parking for up to three cars.

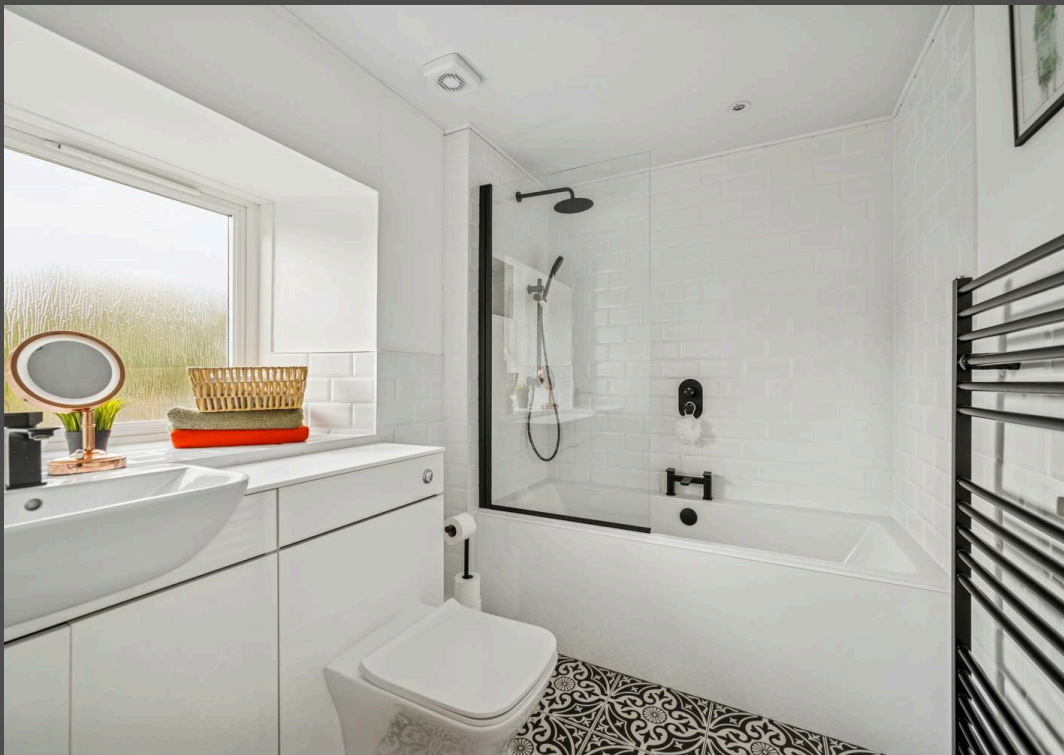
Situated in Addiewell, a peaceful West Lothian village, the home is close to Addiewell Primary School with nursery which is only a 10 minute walk from the property, and secondary schooling at West Calder High. Addiewell Train Station is only a 5 minute drive from the property and is within walking distance that provides direct services to Edinburgh in around forty minutes and to Glasgow, while local buses link to surrounding towns. Shops, post office, local pubs and recreational grounds are all on your with more extensive amenities just a short drive away in West Calder, making Muirhouse Dykes an ideal opportunity for anyone looking for stylish single-level living in a quiet yet well-connected location.

Council Tax band: E

Tenure: Freehold















## Bridges Properties

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