



14 Blinkbonny Gardens, Breich

Offers Over £375,000

14 Blinkbonny Gardens

Breich, West Calder

Introducing Blinkbonny Gardens. A truly unique self-built home, a rare opportunity to purchase a one-of-a-kind five-bedroom property, with double garage and designed with individuality and family living at its heart. Located within walking distance of Breich Train Station and Woodmuir Primary School and with woodland walks at the end of the street offering a 10-mile circular route ideal for dog walking, running or family time, this home perfectly combines convenience, privacy and countryside charm.

As you arrive, the property immediately impresses and upon entering you are greeted by a spacious porch which provides a clear transition between indoor and outdoor living and a handy place to store jackets, shoes and everyday essentials. From here you step into a bright and welcoming hallway that sets the tone for the generous proportions and natural light found throughout the home. To the left lies the expansive lounge, a beautiful space filled with light from dual effect windows and featuring a woodburning stove that creates a cosy focal point. The décor is neutral throughout, offering a perfect blank canvas for new owners to make their mark, and glass-panelled double doors lead seamlessly into the dining area which is easily large enough to accommodate a substantial dining table. This room is flooded with natural light from its windows and doors overlooking the garden, making it a fantastic setting for entertaining or family meals. Returning to the hallway, the spacious kitchen lies across the hall and features a breakfast bar alongside an additional seating area currently used as a family room. This versatile space could equally become an open-plan dining kitchen or relaxed family hub depending on your needs. From the kitchen a door leads into the generous utility room which provides a practical and well-organised area for laundry and storage and also gives direct access into the double garage, ensuring day-to-day living is both easy and tidy. Patio doors from the family area open onto the west-facing rear garden which is generous in size and wonderfully private thanks to the mature trees beyond, creating a perfect environment for children to play or for summer entertaining. Completing the ground floor is the study, which is currently utilised as a snug, but offers a perfect versatile space for family life, just off to the study you will find the downstairs bathroom, adding to the convenience of the home.



Heading upstairs, a striking arched cathedral-style window floods the stairwell and both levels of the hallway with natural light. At the top of the stairs, to the right, you find the third bedroom, a spacious double with mirrored wardrobes, plenty room for additional furnishings such as dressing table and a peaceful outlook over the rear garden. Adjacent lies the impressive principal bedroom suite which currently accommodates a king-size bed with ease but could comfortably take a super-king. Mirrored sliding wardrobes offer excellent storage while the luxurious four-piece en suite features a double walk-in shower, large bath and stylish finish. This room also benefits from a small east-facing balcony, providing a tranquil spot to enjoy the morning sun. Back to the hallway and continuing along the corridor, you reach the fifth bedroom, currently utilised as a home office but previously a charming nursery, with sliding wardrobes offering plentiful built-in storage. The main family bathroom is also located along this corridor and features a curved corner bath with shower overhead, WC and basin. The fourth bedroom is another generous double with built-in mirrored wardrobes and ample space for free-standing furniture, while at the end of the hallway lies the second bedroom, a large double also with built in sliding mirrored wardrobes and benefitting from its own en suite shower room, crips with its white tiling and finished in neutral tones with black flooring to give a clean yet contemporary feel.

Blinkbonny Gardens enjoys a convenient and family friendly location. There is a local village shop catering for essentials and Woodmuir Primary School is just a short walk, making the morning school run effortless. For healthcare, West Calder Medical Practice, offering a full range of medical services is located in nearby West Calder where there is also access to local shops and facilities including a Co-op, library, sports facilities, bars, cafes and restaurants. Lidl and Aldi are located closeby in Whitburn. With excellent local schools, accessible healthcare, and a range of nearby supermarkets, Blinkbonny Gardens offers an ideal setting for families and professionals alike.

Council Tax band: F

Tenure: Freehold



- Spanning an Impressive 2,347 sq ft
- Truly unique self-built five-bedroom family home
- Double garage with direct access from utility room
- Study/snug, perfect for home office or additional living space
- Private West-facing rear garden with no houses behind
- Walking distance to Woodmuir Primary School and Breich Train Station
- Regular Bus Services to Livingston and Lanark



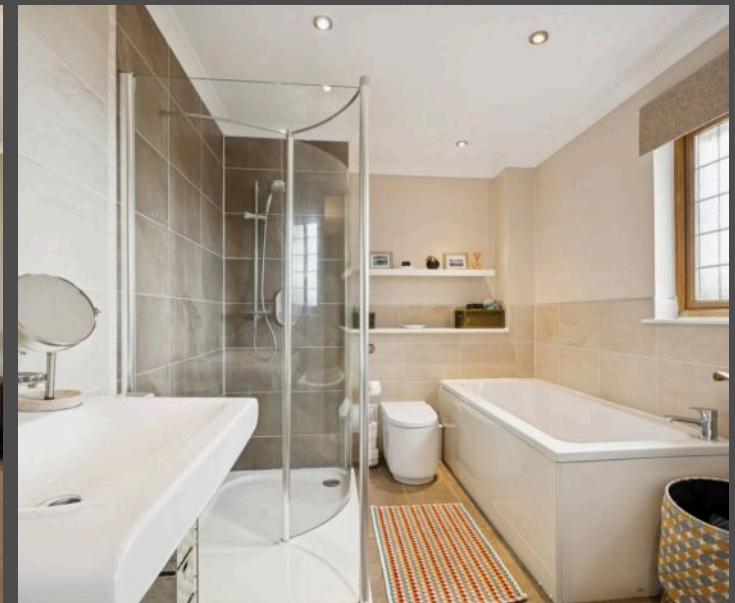
Rear Garden

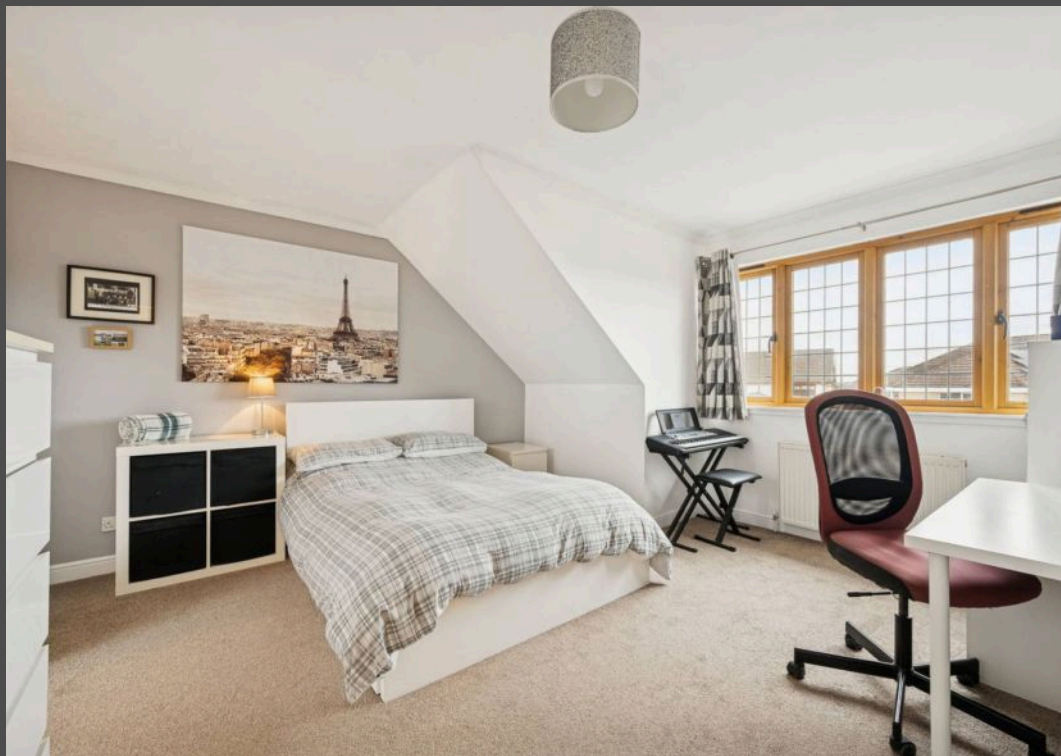
Driveway

5 Parking Spaces

Garage

Double Garage





GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 2347 sq.ft. (218.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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