



63 Craiglaw, Dechmont

Offers Over £150,000



63 Craiglaw

Dechmont

Welcome to Craiglaw, Dechmont - a much-loved three-bedroom home that has been cherished by the same family for over 50 years. Nestled within a peaceful cul-de-sac, this chain-free property offers generous living space, a low-maintenance garden, and a well-connected setting close to both Broxburn and Livingston. Ideal for those looking to settle into a quiet community while enjoying excellent commuter links, this home presents a wonderful opportunity to modernise and make it your own.

Upon entering, you're welcomed into a bright and spacious hallway that sets a warm tone throughout the home. There's practical under-stair storage, perfect for everyday essentials, and a well-thought-out layout that flows naturally through the ground floor. To the left-hand side sits the lounge, a generous room that spans the full length of the property. With dual-aspect windows allowing natural light to pour in, it's a bright and inviting space with ample room for two to three sofas, additional furnishings, and a feature fireplace that provides a lovely focal point. A large built-in cupboard offers additional storage, making this room as practical as it is comfortable.

The kitchen, upgraded in 2016, is beautifully finished and equipped with modern conveniences, including a four-point induction hob, integrated oven, fridge freezer and a washing machine (only purchased in this year) - all of which are included in the sale. There's a handy pantry cupboard for extra storage, and chrome accents complement the light cabinetry and tiled splashbacks, maintaining a timeless and functional aesthetic.



Upstairs, a bright landing introduces three well-proportioned bedrooms. The principal bedroom can comfortably host a king-size bed, bedside cabinets, and a chest of drawers, offering a calm and spacious retreat. The second bedroom is another generous double, while bedroom three is ideal as a single room, nursery, or home office, perfect for growing families or those working from home.

Externally, the property continues to impress with low-maintenance outdoor spaces. The rear garden features a combination of paving slabs and decorative chips, offering a low-maintenance outdoor space that's both practical and versatile. It also includes a large shed/workshop, providing excellent storage or potential for hobby use.

To the front, the garden has been beautifully finished with porcelain slabs, adding kerb appeal and ensuring easy maintenance year-round. There is ample on-street parking available within the quiet cul-de-sac.

Location-wise, Craig Law is ideally positioned for convenience. Dechmont offers a welcoming village atmosphere with everyday amenities close by, including the local post office and Dobbie's Garden Centre just a short stroll away. Commuters will appreciate the excellent transport links, with quick access to the M8 motorway and nearby Uphall and Livingston North Train Stations providing direct routes to Edinburgh and Glasgow. For schooling, the property falls within the catchment area for Broxburn Academy, with additional primary and nursery options nearby. Residents also enjoy easy access to Uphall Golf Club, scenic walking routes, and a range of local shops, cafés, and restaurants in both Uphall and Broxburn.

Offering generous proportions, a peaceful setting, and decades of family history, this wonderful home at Craig Law is ready to welcome its next owners to begin a new chapter.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

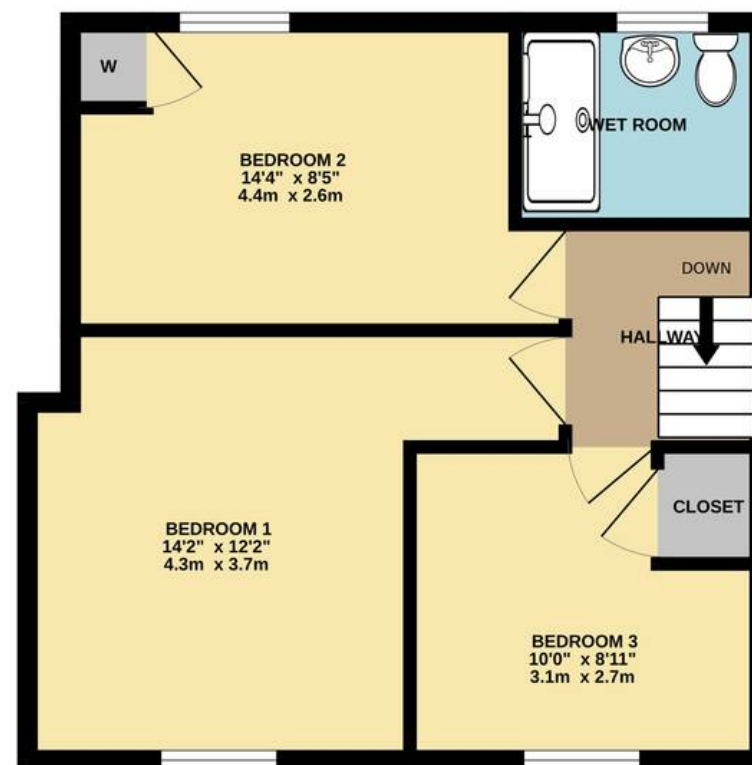




GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2025



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

