

22 PINWOOD PLACE
BLACKBURN, BATHGATE, WEST LOTHIAN, EH47 7NY

CURRAN & CO
PROPERTY



22 PINWOOD PLACE
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OFFERS OVER £325,000



'22 Pinewood Place is an immaculately presented, bright and exceptionally spacious detached house, with beautiful views of the neighbouring countryside and fabulous gardens'

- Quiet Cul-de-sac Within Exclusive Development
- Impressive Detached House on Sizeable Plot
- Generously Proportioned Living Spaces
- High Quality Finish Throughout
- Gas Central Heating & Double Glazing
- Driveway, Double Garage & Workshop
- Expansive East Facing Rear Garden
- Private Outdoor Pub/Entertaining Area



Description

Occupying a sizeable plot within an exclusive residential development, 22 Pinewood Place is an immaculately presented five bedroom detached house offering family-sized accommodation across two floors. With beautiful views of the neighbouring countryside, this fabulous property boasts an expansive, landscaped rear garden, double garage with workshop, high quality finished throughout, and superb outdoor entertaining space.

The accommodation comprises: welcoming entrance hall with WC/Cloakroom and storage cupboard; living room with bay window and decorative fireplace; dining room/double bedroom 5; family room with fitted bar and sliding patio doors opening to the rear garden; well-equipped dining kitchen with base and wall-mounted solid wood units, tile splashback, integrated electric oven, stainless steel gas hob,

extractor hood and freestanding fridge; utility room with fitted units, freestanding washing machine, freezer and access to the rear garden; stair to upper landing with access to attic storage; principle bedroom with bay window, dressing room with two mirrored wardrobes and tiled en-suite shower room; three further double bedrooms, all with fitted mirrored wardrobes; and tiled family bathroom with corner tub and separate shower enclosure. Further benefits of this property include gas central heating, double glazing, solid wood internal doors and oak wood flooring throughout the ground floor (with the exception of the tiled kitchen, utility and W.C.).

To the front of the house is a manicured lawn and large driveway leading to the double garage with workshop extension to the back. To the rear is a vast East-facing rear garden featuring: luscious lawn with

mature borders; gravelled patio area; garden growing area with raised beds and large shed; fruit tree orchard; and secluded outbuilding/entertainment area housing a private outdoor pub with undercover seating, log burning stove and BBQ area.

Extras

Extras to be included are all carpets and floorcoverings, fitted blinds, and kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band F.







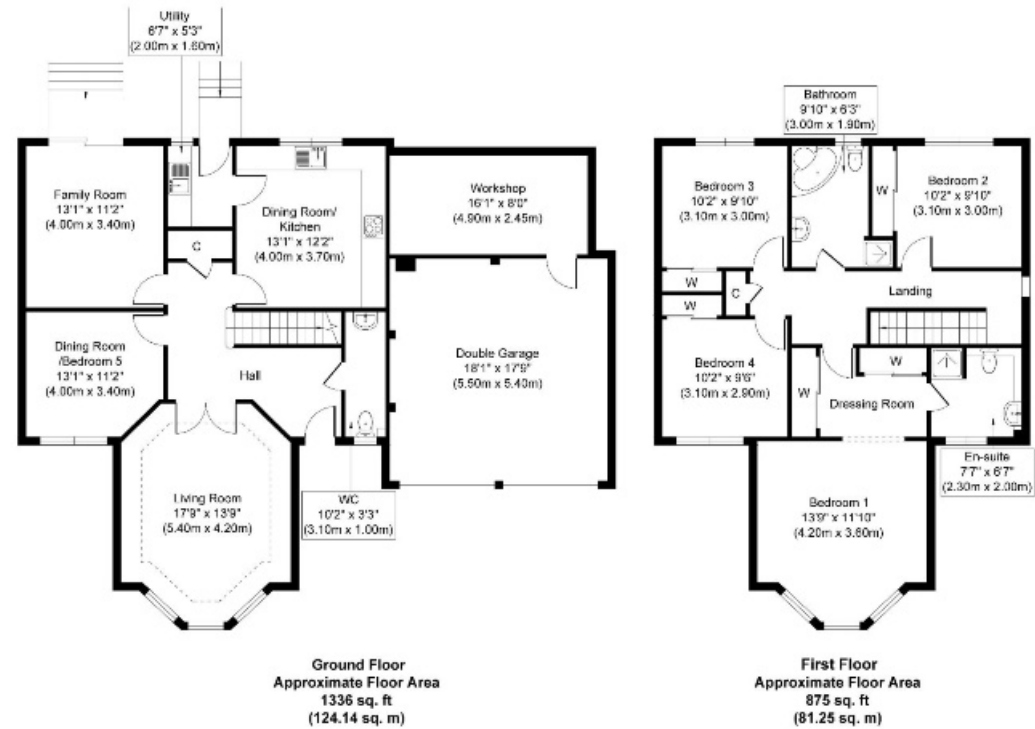
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.