



**Stoneyburn | Burnlea Drive | Offers Over £110,000**

Charming 2-bedroom home, complete with a beautiful garden both in the front and rear.



Nestled within the charming village of Stoneyburn, West Lothian, awaits 17 Burnlea Drive, an endearing two-bedroom terraced house that promises to be a delightful abode for all types of buyers, whether you're stepping onto the property ladder for the first time or seeking a cosy and welcoming home.

Upon approach, this residence welcomes you with a quaint, fully enclosed front garden, complemented by timber fencing and decorative chips. There is potential aplenty, with space for a driveway, subject to necessary consents, thus enhancing the kerb appeal for the aspiring homeowner.

The accommodation begins with an entrance hallway, a space that leads to a comforting lounge, brimming with natural light from a generous front-facing window. A traditional gas fire provides a cosy focal point, whilst the room's decor is neutral for a relaxing ambience. Adjacent lies a well-equipped kitchen featuring an integrated oven and hob and space for free-standing appliances, framed by splashback tiles and durable vinyl flooring. Two windows to the rear ensure natural sunlight.



The rear hallway/utility area adds practicality to the space, extending to a sizable storage nook and direct access to the rear garden, an outdoor gem that's been lovingly nurtured to offer a lawn and a sheltered, chipped section adorned with a medley of greenery and a handy shed.

Upstairs, warmth radiates from the carpeted floors of two generously proportioned double bedrooms, both offering built-in storage and ample space for free-standing bedroom furniture as required. The family bathroom, tiled for ease of maintenance, boasts a white three-piece suite with an overhead shower, presenting a modern touch.

Additional comforts include gas heating and double glazing throughout, ensuring this home is as efficient as it is charming. With the potential to extend into the loft space, a feature that has been popular with other homes in the development (subject to the required consents) offers an exciting opportunity for future expansion. 17 Burnlea Drive isn't just a house; it's a welcoming home perfect for first-time buyers, downsizers, or anyone looking to embrace village life with open arms, all within the heart of West Lothian.





Extras: Floor coverings, light fittings, window fittings, white goods (no warranty), gas fire, mirror in the lounge and the garden shed.

Location: Nestled in the heart of West Lothian, Stoneyburn is a charming village that offers the perfect blend of tranquillity and convenience. With its rich history and close-knit community, Stoneyburn provides a welcoming atmosphere for families, young professionals, and retirees alike.

Surrounded by picturesque landscapes, Stoneyburn is ideal for nature lovers. Enjoy scenic walks, outdoor activities, and a peaceful environment.

The village boasts a strong sense of community, with local events, clubs, and organisations that foster a friendly and supportive atmosphere. The village also features excellent educational facilities, including primary schools and nurseries, making it ideal for young families.



Stoneyburn is well-equipped with essential amenities, including local shops and schools.

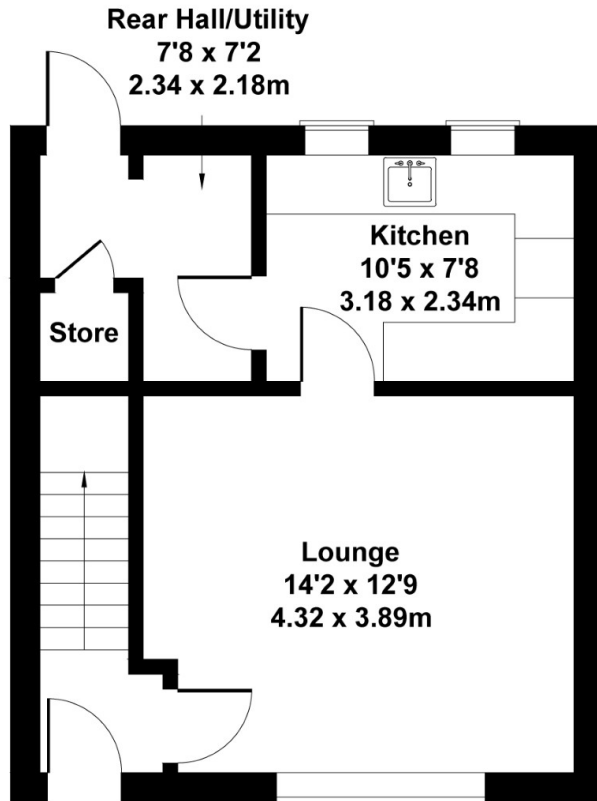
Located just a short drive from major towns like Bathgate and Livingston, Stoneyburn offers easy access to the M8 motorway, making commutes to Edinburgh and Glasgow straightforward. Regular bus services and nearby train stations further enhance connectivity, providing reliable public transport options for residents.

Stoneyburn's unique blend of rural charm and modern convenience makes it a desirable place to live. Whether you're looking to enjoy a slower pace of life or simply want a welcoming place to call home, Stoneyburn, West Lothian, has something for everyone. Come and discover the charm and community spirit of this delightful village.

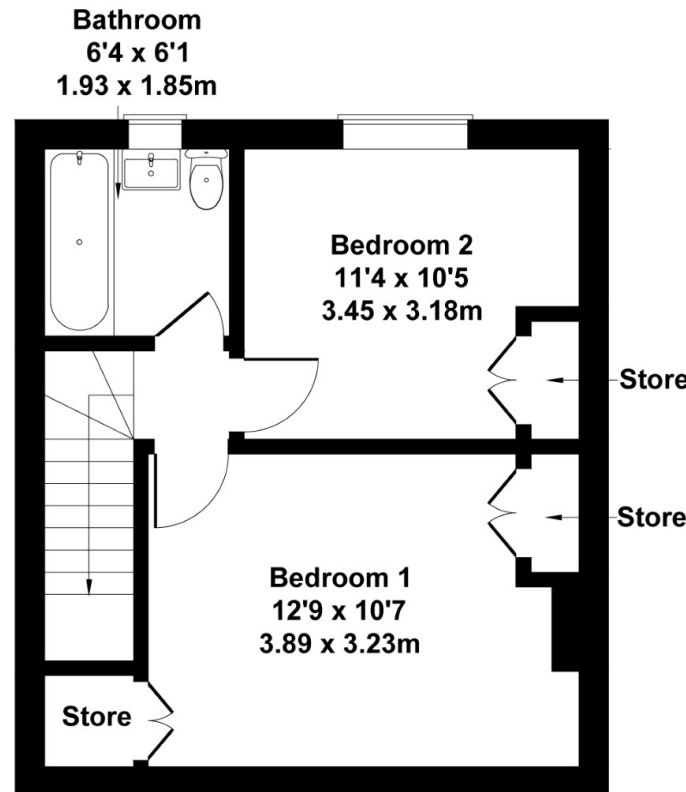


# 17 Burnlea Drive, Stoneyburn

Approximate Gross Internal Area  
756 sq ft - 70 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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