



14 Byburn, Ecclesmachan

In Excess of £194,000



14 Byburn

Ecclesmachan, Broxburn

Beautiful semi-detached home in quiet cul-de-sac with 2 double bedrooms, modern kitchen and family bathroom, garden with summer house, approved driveway planning permission, and close to a playpark.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Step through the front door into a welcoming entrance hall, styled in a soft pink blush décor that creates a warm and inviting first impression. Thoughtfully designed, the space includes ample built-in storage for shoes and coats, helping keep the area organised and clutter-free. Two pendant lights with multiple hanging bulbs add a modern touch, while two radiators provide comfort throughout the seasons. The wood-effect laminate flooring runs throughout, bringing a smart, cohesive finish to the space.

Livingroom

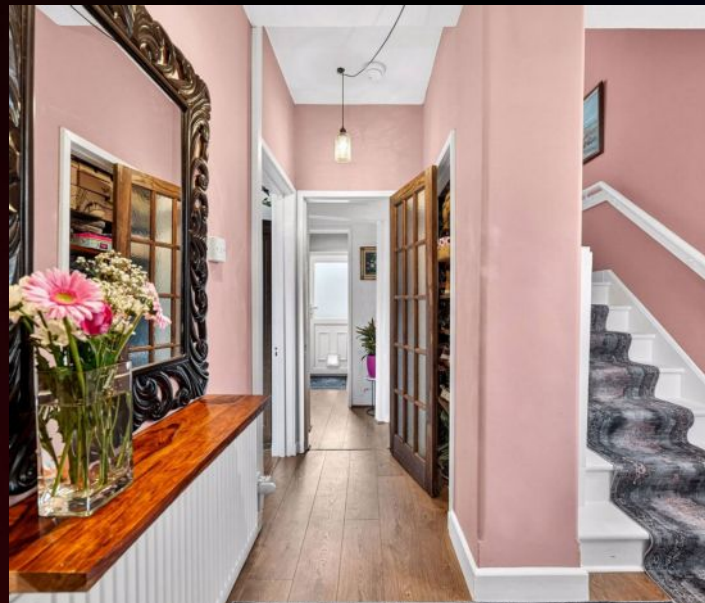
11' 9" x 7' 5" (3.59m x 2.25m)

A fantastic living room that blends comfort with functionality. An LED pendant light and a radiator keep the space bright and cosy, while a sliding door adds a sense of openness and flow. Built-in shelving and a dedicated work area make it ideal for a home office corner or creative space. The feature fireplace, complete with a real flame-effect gas fire (currently capped off), adds warmth and charm. Finished with dark wood-effect laminate flooring, this living room has a cool, contemporary feel underfoot.

Kitchen

11' 6" x 7' 9" (3.50m x 2.35m)

This stylish, modern kitchen is as practical as it is eye-catching. A single pendant light and radiator create a warm, welcoming atmosphere, while a large window offers lovely views over the garden. The design features wood-effect worktops and matching units, complemented by a sleek black sink with a mixer tap and rinse attachment. Cooking is a breeze with an electric hob and oven, supported by an extractor fan to keep the space fresh. A breakfast bar adds a sociable touch, perfect for casual dining or morning coffee. The kitchen comes fully equipped with a gifted dishwasher, fridge freezer, and washing machine — all ready to go. With ample storage and wood-effect laminate flooring running throughout, this kitchen is both functional and stylish.



Bathroom

6' 7" x 5' 9" (2.00m x 1.76m)

This modern bathroom is thoughtfully designed with sleek finishes throughout. It features a sleek white W/C and a square basin with a brass-effect mixer tap, set on a contemporary matt dark blue vanity unit that provides practical storage. A full-size white bath is paired with a mixer-fed shower and glass screen, offering both convenience and style. Stone-effect wall and natural stone-look floor tiles give the space a clean, modern finish, while an en-suite window brings in



GARDEN

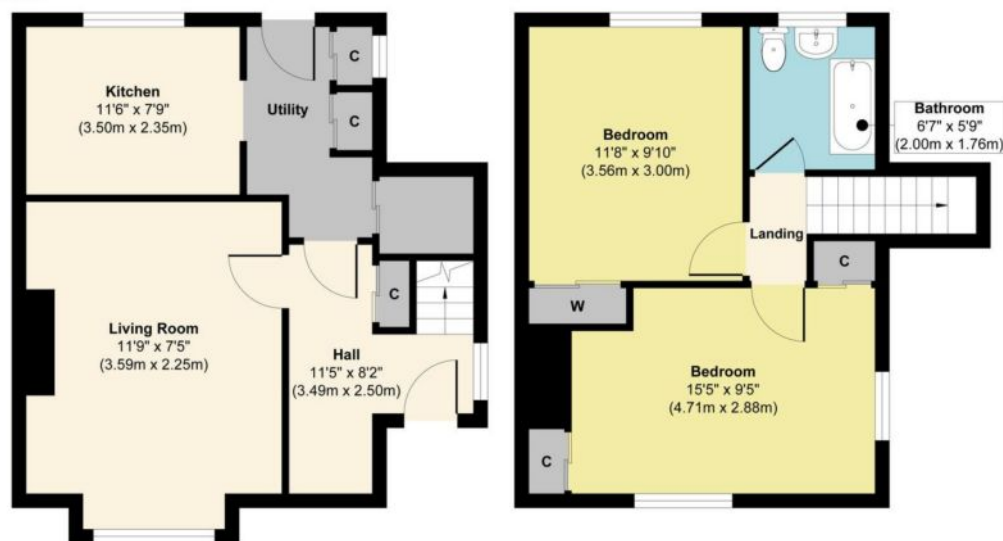
Step into a beautifully landscaped rear garden, thoughtfully designed to offer both functionality and relaxation across different levels. A spacious patio area provides the perfect spot for summer seating and outdoor dining, while a well-maintained lawn and dedicated vegetable plot invite green-fingered enthusiasts to grow their own. A separate clothes drying area ensures practicality without compromising the garden's charm. At the heart of the space stands a fantastic 3m x 6m wooden shed, cleverly divided into two versatile sections – a workshop on one side and a cosy, double-glazed garden room on the other, ideal for hobbies, work, or quiet retreat. The garden also features a second hut, a secure bike shed that offers convenient storage for all your outdoor gear. To top it off, an array of fruit bushes adds seasonal colour and homegrown goodness to this already impressive garden sanctuary. Just a two-minute walk from the property, you'll find a beautiful, secluded woodland area, complete with a gentle burn winding its way through the trees. It's a truly peaceful spot – perfect for relaxing walks, with scenic paths that lead out into open fields and rolling countryside. The area is rich in wildlife and offers a real sense of escape, making it a hidden gem right on your doorstep.

ON STREET

2 Parking Spaces

The property currently benefits from on-street parking, but with the recent approval of planning permission by the local council, a driveway can be created at the front of the house. This development, transforming the existing grass area, will be a fantastic addition for the new owner to undertake, offering the convenience of off-road parking right at your doorstep.







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