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Byburn, Ecclesmachan, EH52 7NQ

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# 1

## Byburn, Ecclesmachan



Located in the historic and welcoming West Lothian village of Ecclesmachan on the outskirts of Threemiletown, this spacious two-bedroom home promises a wonderful semi-rural lifestyle, yet only minutes from amenities.

The thoughtfully arranged accommodation includes a bright living room with stylish décor and a wood-burning stove, a sleek modern kitchen with garden access, two generous double bedrooms, and a well-appointed family bathroom.

The village setting offers a peaceful lifestyle while remaining well connected, with easy access to local schooling, leisure and retail amenities, Edinburgh Airport, the M8, and the Queensferry Crossing.

### *What's special about this house*

- Two-bedroom semi-detached home featuring front and rear gardens.
- Bright and generously proportioned living room, finished with stylish décor and a characterful wood-burning stove.
- Modern kitchen with direct access to the rear garden, fitted with gloss grey wall and floor units, sleek black worktops, and high-spec integrated stainless steel appliances, including a range cooker. A charming serving hatch between the kitchen and living room adds character and practicality.
- Two light-filled and spacious double bedrooms, each benefiting from built-in storage, attractive flooring, and a soft colour palette.
- Well-appointed family bathroom, featuring a washbasin built into a wall-hung vanity, bath with wall-mounted shower, and chrome towel radiator.
- A small front garden mainly laid to lawn and a south-west-facing enclosed rear garden combining decorative stones, planted borders, mature trees, and paving. A useful shed with covered seating offers a tranquil place to unwind.
- On-street parking.
- Close to Uphall and Broxburn's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh.





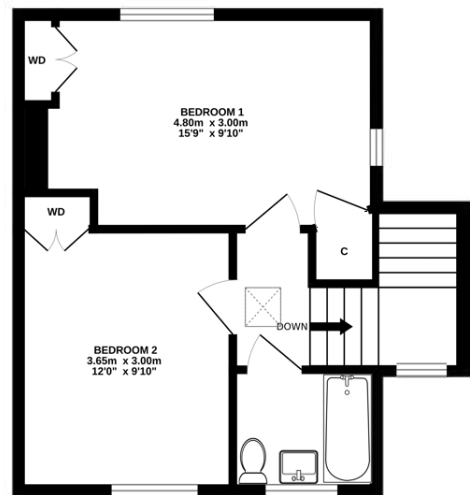
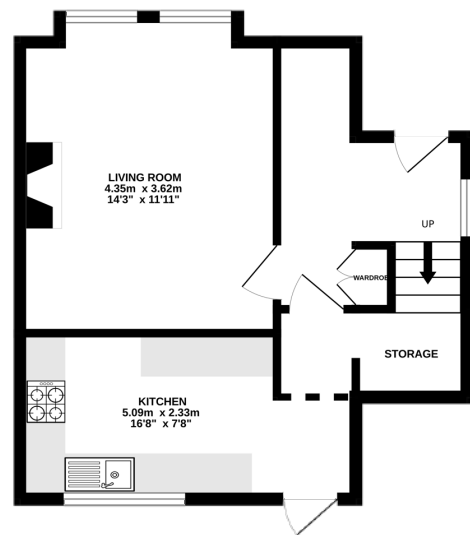


## Location and Amenities

- Catchment for Uphall Primary School and Broxburn Academy
- A small and historic West Lothian village with a village green and a parish church
- Broxburn and Uphall offer a wide variety of pubs, restaurants, convenience stores, supermarkets, and local retailers
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (16 miles) and Glasgow (33 miles); the M9 is a short drive away
- Uphall Railway Station with regular and swift links to Edinburgh and Glasgow is a 10-minute drive
- Edinburgh International Airport is just 7.5 miles away from the property

*“Spacious two-bed semi-detached family home in Ecclesmachan. With green spaces steps away, this is a truly unique property.”*

Home Report valuation	£200,000
Internal floor area	81m <sup>2</sup>
School catchment	Uphall Primary School Broxburn Academy
Council tax band	B
EPC Rating	C
Train station	Uphall



### Dimensions Ground Floor

Living Room	4.35 x 3.62m
Kitchen	5.09 x 2.33m

### First Floor

Bedroom 1	4.80 x 3.00m
Bedroom 2	3.65 x 3.00m
Bathroom	2.00 x 1.74m

### Extras

All floor coverings (except rugs), all light fittings (not including freestanding lights/lamps), all blinds, oven/hob, dishwasher, washing machine and garden hut are included

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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**Kirsty Black**  
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.