

15 Burnside Avenue, EH55 8TE

Polbeth, West Calder - Offers Over £130,000

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A well presented two-bedroom end-terraced home, stylish open-plan living, a stunning contemporary kitchen and a corner plot garden with a surprise that's well worth discovering. There's something special about a home that offers more than you might expect, and 15 Burnside Avenue is a perfect example. Occupying a generous corner plot within the established village of Polbeth, this well presented two-bedroom end-terraced property combines fresh interiors with comfortable everyday living and an exceptional amount of outdoor space. With its stylish kitchen, two generous double bedrooms and a garden that just keeps on giving, this is a fantastic opportunity for first-time buyers looking for somewhere to call their own.

The front garden is neatly finished with decorative stone chippings, with steps leading to the front entrance. Step inside and you're welcomed into the hallway, where a carpeted staircase rises to the upper landing and access to the wonderful open-plan living accommodation.

The lounge and dining area is a bright, inviting space, with a large front-facing window allowing natural light to flood the room. Tastefully decorated in neutral tones, with a feature wallpapered chimney breast adding a touch of character, this is a lovely setting for relaxing, unwinding or spending time with family and friends. Attractive laminate flooring brings a contemporary finish, while French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. Flowing seamlessly from the lounge and dining area is a kitchen that really deserves the spotlight. Beautifully finished with sleek white high-gloss wall and base units, complementary worktops and stylish metro-style tiled splashbacks, this is a space that perfectly balances practicality with modern design. Stunning herringbone-effect flooring adds warmth and character, while an impressive range of integrated appliances includes an oven, hob, extractor hood, fridge/freezer and washing machine. Clean contemporary lines and a fresh, bright finish make this kitchen a real highlight of the home, with a further door providing direct access to the garden.

Upstairs, the carpeted landing provides access to two generously proportioned double bedrooms, the family bathroom and a hatch leading to the loft space. Bedroom one is a superb double room, beautifully presented in soft neutral tones with attractive laminate flooring. A large window fills the room with natural light, creating a bright and peaceful atmosphere. Built-in storage is a welcome addition, while the generous proportions allow ample space for free-standing bedroom furniture. The second bedroom is another excellent double, offering flexibility for a variety of lifestyles. Freshly decorated and finished with a fitted carpet for added comfort, this lovely room benefits from built-in wardrobes with mirrored sliding doors, providing excellent storage while enhancing the sense of space. An additional storage cupboard houses the boiler, making this another practical and well-considered room. Completing the upper accommodation is the contemporary family bathroom, fitted with a white three-piece suite comprising a bath with overhead shower, wash hand basin and WC. Tiled walls and flooring create a smart, easy-to-maintain finish, while a modern heated towel rail adds a stylish finishing touch.

The property further benefits from gas central heating with a Hive smart heating controller and double glazing, ensuring comfort, convenience and practicality throughout.

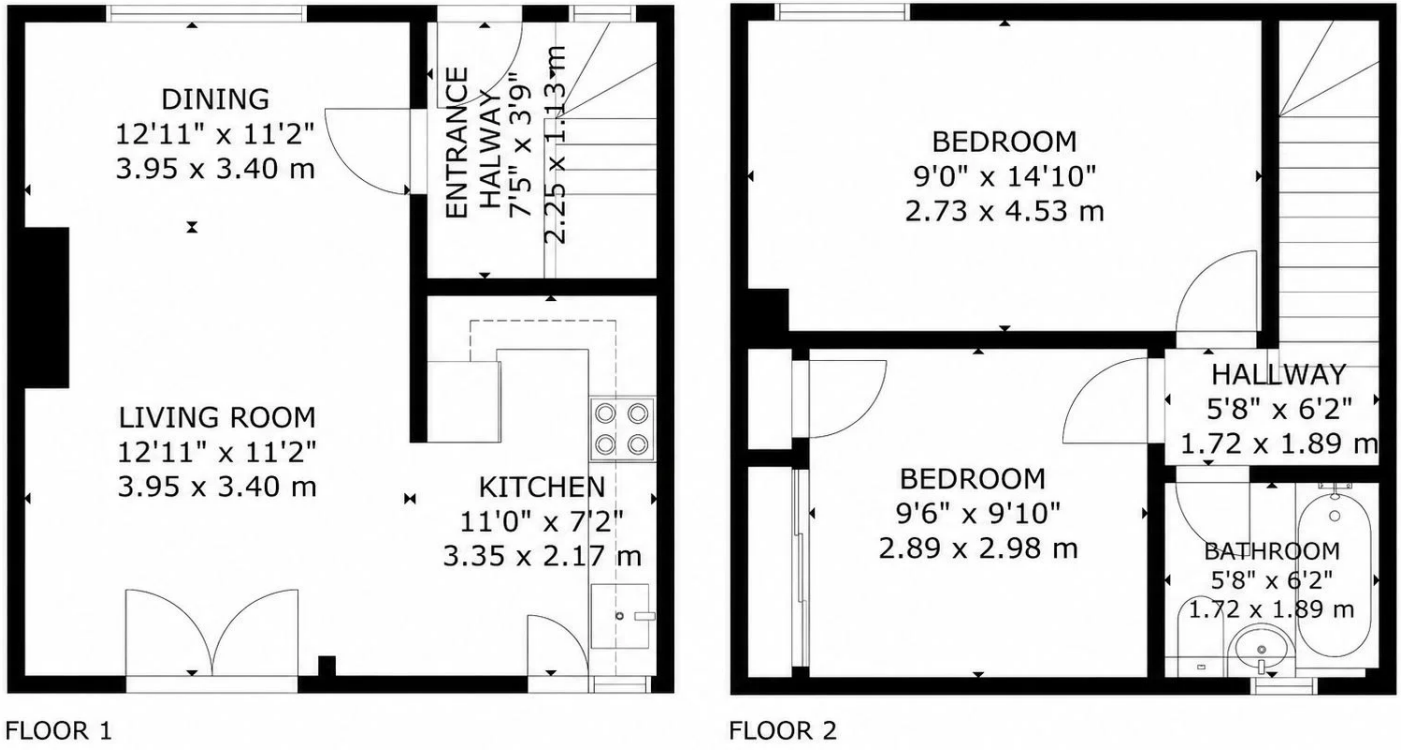
And now for something that really sets this home apart – the garden. Occupying a generous corner plot, the outdoor space is a wonderful feature and offers far more than first meets the eye. The rear garden provides a lovely setting for relaxing outdoors, with a green garden shed offering useful storage and plenty of potential to enjoy the space throughout the warmer months. But tucked away to the side of the property is a rather special surprise. An additional, substantial section of garden reveals a fantastic outdoor area, complete with south-facing decking, decorative stone chippings and a further garden shed. It's an unexpected discovery that gives this home a real point of difference. The south-facing decking provides the perfect spot to soak up the sunshine, enjoy alfresco dining or unwind on a warm summer's evening. Whether you dream of entertaining friends, a peaceful outdoor retreat, space for children to play or simply somewhere to enjoy a little more freedom, the possibilities are exciting. A side access gate provides convenient additional access to the garden, while an outside tap adds further practicality. Ample on-street parking is available nearby.

Situated in the popular village of Polbeth, the property enjoys a convenient setting with access to local amenities, schooling and surrounding countryside. Nearby West Calder offers additional shops, everyday services and a railway station, while Livingston provides an extensive choice of retail, restaurants and leisure facilities. Excellent road connections make the area an appealing choice for those commuting throughout West Lothian and beyond.

Beautifully presented, thoughtfully laid out and offering a garden that truly exceeds expectations, 15 Burnside Avenue is a home with plenty to offer.

Extras: Floor coverings, blinds, curtains, white goods, x2 garden sheds and hive controller.

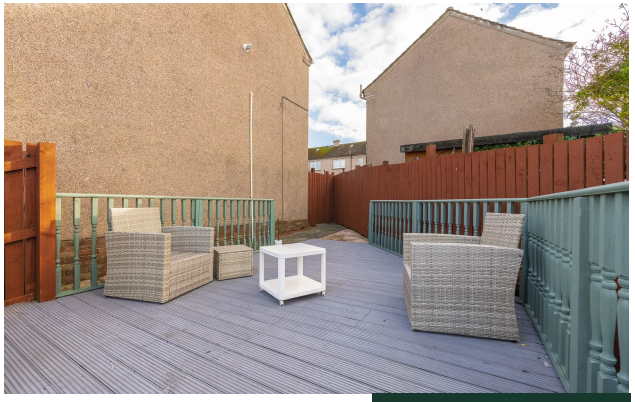
The sofa, drawers, house plants and the bookcase in the lounge can also be included.



GROSS INTERNAL AREA
TOTAL: 64 m²/685 sq.ft
FLOOR 1: 32 m²/339 sq.ft, FLOOR 2: 32 m²/346 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







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