



40 Moorelands, Addiewell

Offers Over £90,000



40 Moorelands

Addiewell

Fresh, stylish and ready for its next owner, this beautifully presented two bedroom upper four in a block in Moorelands, Addiewell offers far more than you might expect, with a contemporary kitchen, private garden overlooking open fields and a driveway providing off street parking for two vehicles.

Presented in crisp, neutral tones throughout, the property has a lovely bright feel and provides an ideal blank canvas for a first time buyer, downsizer or investor looking for a home that can be enjoyed from day one.

Internally, the accommodation is well proportioned, with the fresh white décor allowing plenty of natural light to flow through the home. The lounge provides a comfortable and versatile living space with plenty of room to create both a relaxing seating area and a stylish focal point of your own.

The kitchen is a real highlight. Finished with contemporary grey cabinetry, marble effect worktops and classic white metro tiling, it feels modern and considered, with integrated oven, stainless-steel extractor and a useful breakfast bar creating the perfect spot for casual dining or morning coffee.

There are two well proportioned bedrooms, offering flexibility for couples, small families or anyone looking for a dedicated home office or guest room, alongside the bathroom completing the internal accommodation.

Outside is where this home really sets itself apart. The property benefits from its own private garden, predominantly laid to lawn with a paved seating area positioned to make the most of the open aspect beyond



With fields stretching out behind and no properties directly overlooking from the rear, it offers a wonderful sense of space and privacy that is not always easy to find.

A private driveway provides off street parking for two vehicles, adding another practical advantage to this appealing home.

Bright, fresh and move in ready, with a stylish interior, private outdoor space, excellent parking and an open outlook, this is a fantastic opportunity to secure a home with plenty to offer.

Moorelands is situated within the West Lothian village of Addiewell, offering a semi-rural feel while remaining well connected for everyday life and commuting.

The village has its own primary school and community facilities, while neighbouring West Calder and the wider surrounding area provide a broader selection of shops, services and amenities. West Lothian Council also lists both Addiewell Primary School and nursery provision within the local Fauldhouse and Breich Valley area.

For commuters, one of Addiewell's biggest advantages is its own railway station. ScotRail services on the Edinburgh–Glasgow Central via Shotts route call at Addiewell, providing convenient rail connections towards both Edinburgh and Glasgow, as well as other West Lothian and Lanarkshire destinations along the route.

With countryside close at hand, local schooling and useful transport connections, Addiewell is well placed for buyers looking for a quieter residential setting without feeling disconnected from the rest of West Lothian and the central belt.

Home Report Value- £95,000

EPC - C

Council Tax Band - A

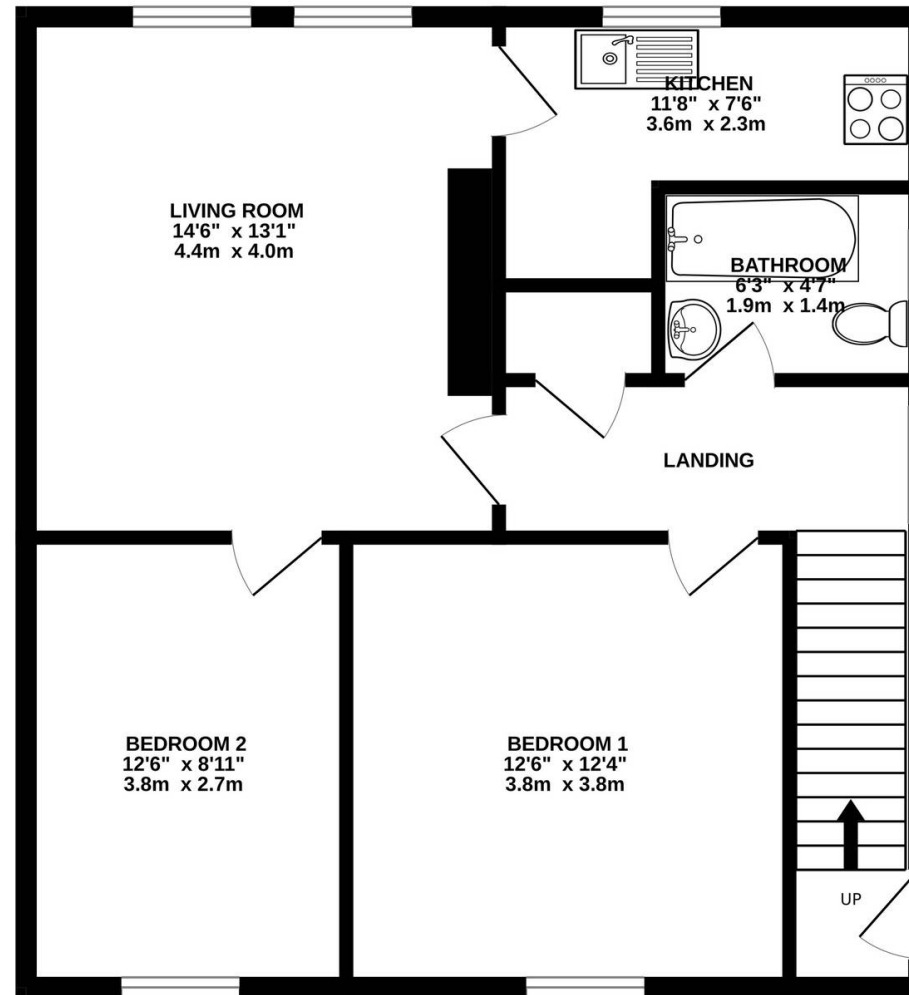
Square Ft- 710/ 66m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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