



47 Strathyre Drive  
STONEYBURN | WEST LOTHIAN | EH47 8AZ

  
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solicitors & estate agents



## 47 Strathyre Drive

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Situated within a popular residential area of Stoneyburn, this spacious three-bedroom mid-terraced house offers well-proportioned accommodation, bright living spaces and a versatile layout, making it an ideal home for a range of buyers.

The property welcomes you into a **spacious and bright living room**, providing a comfortable setting for relaxing and entertaining. The **large kitchen** offers excellent practicality, with ample worktop space and a good selection of floor and wall-mounted units providing plenty of storage and preparation space.

Upstairs, there are **two spacious bedrooms**, while the well-proportioned third bedroom provides excellent flexibility and could be utilised as a **nursery, home office, dressing room or guest bedroom**, depending on the purchaser's requirements.

The accommodation is completed by a **stylish modern bathroom**, fitted with a contemporary three-piece suite and separate shower cubicle.

- Spacious three bedroom mid terraced house
- Enclosed front and rear gardens
- Stylish bathroom
- On street parking
- Double glazing
- Gas central heating

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

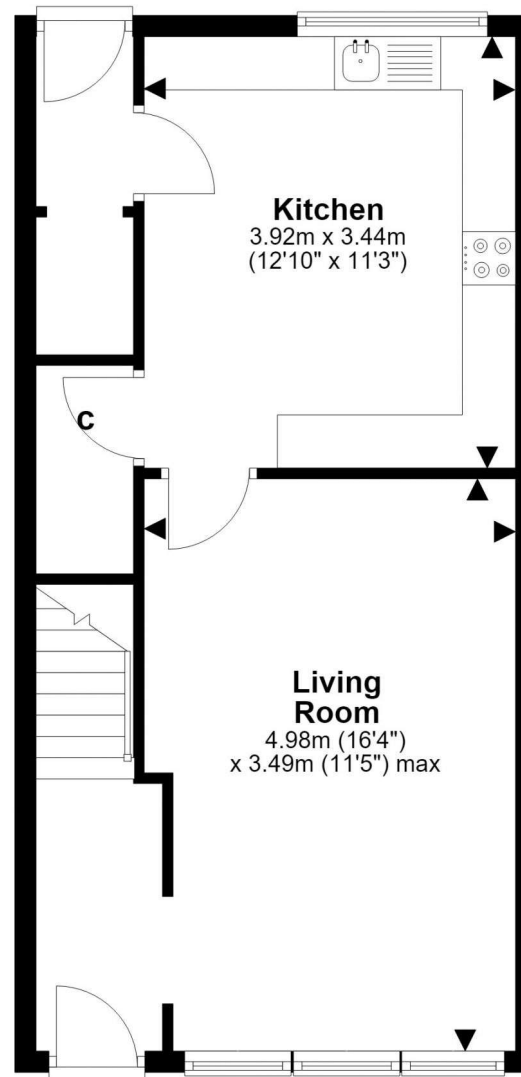


Extras included in the sale are all carpets, rugs, curtains, blinds, air fryer, cooker/hob, oven, extractor hood, washing machine, fridge/freezer, microwave, all kitchen crockery, plates, cooking utensils, drinking glasses, sofa, dining table with four chairs, bookcase, three bed frames (mattresses not included), bedside tables and floor lamps.

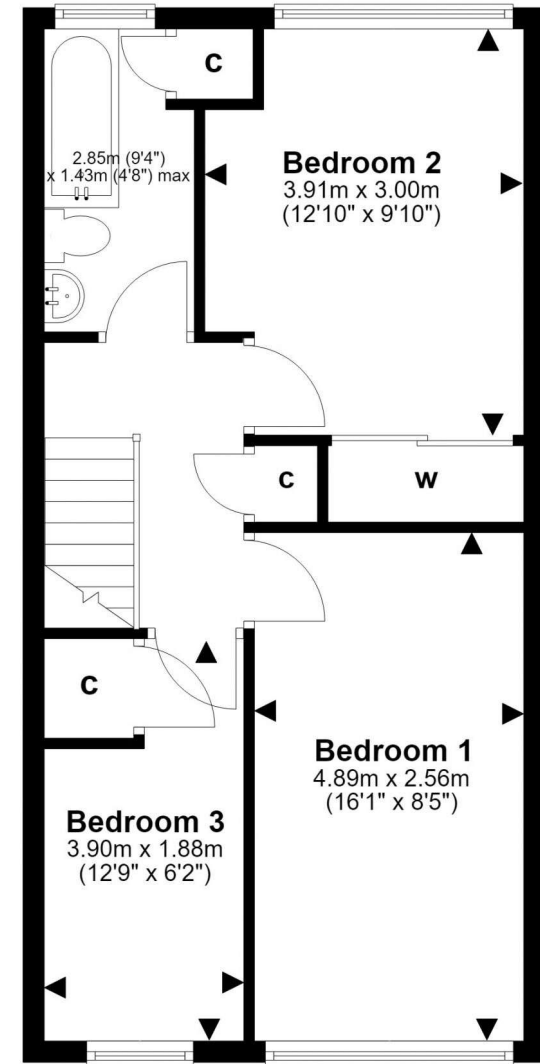
Energy rating C. Council Tax Band B.

Stoneyburn is a popular village in West Lothian, offering a pleasant residential setting with a range of local shops, services and community amenities close by. The surrounding area benefits from attractive countryside and open spaces, providing opportunities for walking and outdoor activities. The village is conveniently located for access to nearby towns including Bathgate, Livingston and West Calder, offering a wider selection of shopping, leisure and recreational facilities. Good transport links also provide convenient access to Edinburgh and Glasgow, making Stoneyburn an appealing choice for families, first-time buyers and commuters looking for a well-connected village location.





**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.