





9 Lighton Terrace

Stoneyburn

Nestled within the heart of the popular village of Stoneyburn, Lighton Terrace is a charming two bedroom semi detached cottage that effortlessly combines character, generous proportions and versatile living. Boasting an expansive driveway, a substantial detached garage and a wonderfully flexible layout, this delightful home offers comfortable living from day one whilst providing the perfect opportunity for its next owners to add their own personal touch over time. From the impressive high ceilings to the abundance of natural light throughout, every room feels welcoming, spacious and full of charm.

Stepping inside, you're welcomed into the central hallway, which effortlessly connects the accommodation. Positioned to the right hand side of the home is the spacious front-facing living room, a warm and inviting space where the impressive ceiling height immediately catches your eye. A large front facing window allows natural light to pour into the room, creating a bright yet cosy atmosphere, while the generous proportions provide ample space for a variety of furniture layouts, making it the perfect place to relax or entertain.

Flowing seamlessly from the lounge is the well appointed kitchen, thoughtfully designed with an excellent range of crisp white wall and base cabinetry providing an abundance of storage and workspace. Marble effect worktops beautifully complement the fresh white units, while the contemporary tiled splashbacks add a modern finish. Integrated cooking appliances, generous preparation areas and clever storage solutions ensure this is a highly practical kitchen, perfectly balancing style with functionality.



Leading directly from the kitchen is the fantastic rear extension, currently utilised as a dining room. Flooded with natural light thanks to the extensive glazing, this versatile space offers endless possibilities to suit your lifestyle. Whether you continue to use it as a formal dining area, create an additional family room, a home office or a relaxing garden room, this bright extension provides the perfect setting to enjoy views over the garden whilst offering direct access outside.

Externally, the rear garden has been thoughtfully arranged to create a variety of spaces for relaxing and entertaining. A patio area provides the perfect spot for outdoor dining, while the raised decking offers an excellent seating area overlooking the garden. A section of lawn adds further flexibility for children, pets or gardening enthusiasts, creating a fantastic outdoor environment to enjoy throughout the year.

Completing the garden is a substantial detached garage, benefiting from both an up and over garage door and separate side pedestrian access, making it ideal for secure parking, workshop space or additional storage.

Returning to the front hallway, you'll find the generous principal bedroom positioned to the front of the property. Beautifully proportioned and benefiting once again from the home's impressive ceiling heights, this spacious room comfortably accommodates a king-size bed alongside additional bedroom furniture while also offering excellent built in storage. Large windows fill the room with natural light, creating a bright and relaxing retreat.

Adjacent to this is the second double bedroom, another generous room complete with fitted wooden wardrobes providing excellent built in storage whilst retaining plenty of floor space. A real standout feature of this room is the staircase leading directly to the converted attic. Offering exceptional versatility, this additional space lends itself perfectly to a home office, dressing room, hobby room, home cinema or simply invaluable additional storage, allowing the home to adapt effortlessly to changing lifestyles.

Returning to the ground floor, the accommodation is completed by the beautifully appointed family bathroom. Finished with contemporary full height tiling throughout, the room features a spacious double walk in shower, modern vanity unit incorporating useful storage, WC and chrome heated towel radiator.





Natural light from the window enhances the room, while the quality finishes create a stylish yet practical space for everyday living. Lighton Terrace enjoys a peaceful position within the welcoming village of Stoneyburn, offering the perfect balance between quiet village living and excellent everyday convenience.

Families are well catered for, with Stoneyburn Primary School and Our Lady's Primary School both within easy reach, while secondary education is available nearby at James Young High School in Livingston.

For everyday amenities, the village offers local shops, cafés, healthcare facilities including Stoneyburn Health Centre, and a range of nearby dental practices. For commuters, Addiewell Railway Station is just a short drive away, providing regular rail services to both Edinburgh and Glasgow, while the nearby M8 motorway offers excellent road links across Central Scotland. Livingston's extensive retail, leisure and entertainment facilities are also easily accessible, ensuring everything you need is close at hand.

Combining generous living space, charming period character, versatile accommodation and fantastic outdoor space, Lighton Terrace presents a wonderful opportunity to secure a home full of warmth, potential and timeless appeal in one of West Lothian's well connected villages.

Home

Report Value- £200,000

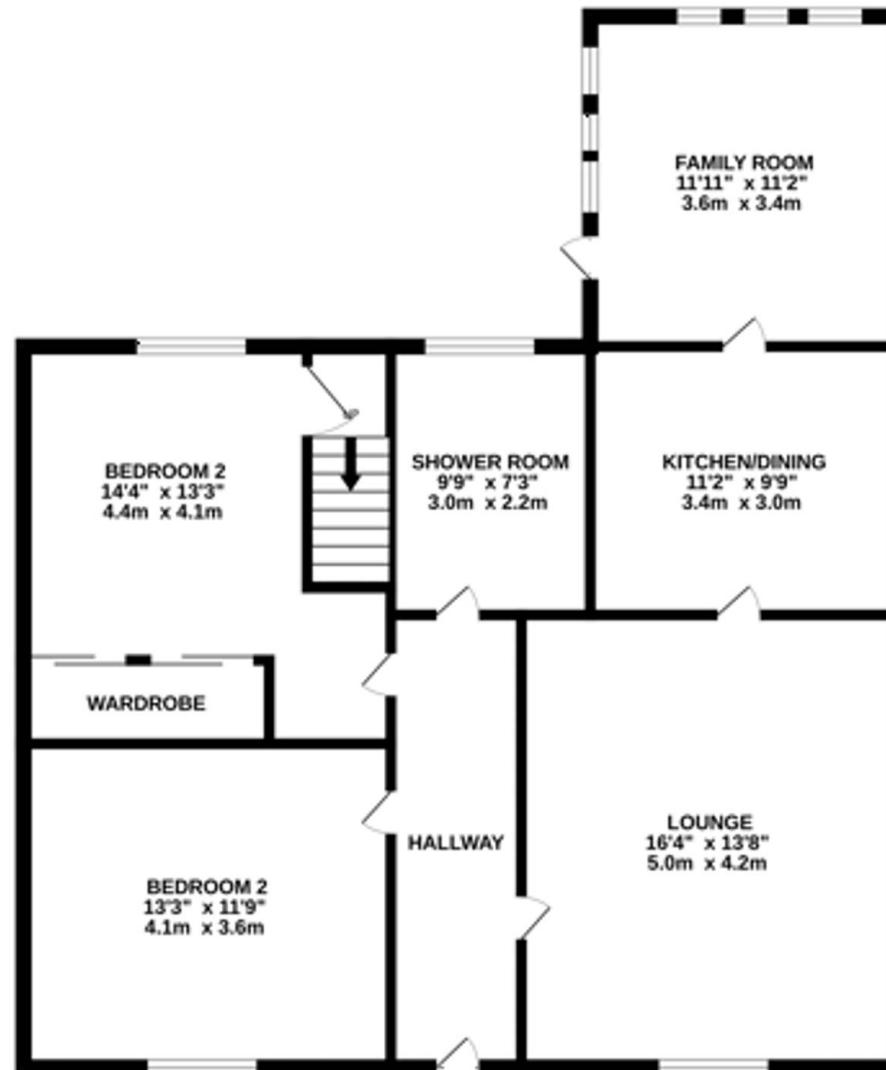
EPC - D

Council Tax Band - B

Square Ft- 915/ 85m2



GROUND FLOOR



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 misstatement. 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.
Made with Metropix 02/2024



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

