



## Willowcroft, 19 Cannop Crescent

Stoneyburn, EH47 8EQ

Offers over £315,000



We are delighted to offer "Willowcroft" to the market, a 3 bedroom detached bungalow tucked down a private lane off Cannop Crescent in the village of Stoneyburn and presented to the market with the convenience of no onward chain. Located around 10 minutes to the west of Livingston, Stoneyburn is a traditional community which is undergoing some fresh house-building, adding to a mix of age and style of property and a selection of local amenities. For those traveling throughout the wider central belt, an M8 junction can be found in nearby Whitburn, whilst train stations bookend the village in neighbouring Breich and Addiewell. Schooling for children up to primary age can be found in the village with shuttle bus service to secondary schools in nearby larger towns of Whitburn and Blackburn. Excellent walking routes surround the village and are perfect for those keen to explore the area.



### Description

The property itself sits around 200 meters down a private lane off Cannop Crescent, with a plot secured by gated entrance and surrounded by timber fence. Good off-street parking allows space for a handful of vehicles, with a detached double garage allowing extra parking or workshop use with handy key fob for access. The garden grounds wrap around the property and offer something for all ages and tastes to enjoy, with a large decked terrace ideal for alfresco dining and summer BBQs. Internally, the accommodation extends in excess of 1000 sqft, providing comfortable space for a family or those looking to downsize for single level living. Three bedrooms offer versatility for owners with children, or who require space for accommodating a home office. The master bedroom features an en-suite shower room, whilst the family bathroom comprises a 3 piece suite with striking bathtub as a feature. The spacious main living room offers perfect space to relax and unwind, with a generous conservatory added to the side allowing an additional living and entertaining space to use year round. The fitted kitchen includes a range of wall and base storage cabinets for daily needs, with adjacent utility perfect for everyday laundry. Gas central heating and double glazing provide further practical comfort, with the boiler replaced within the recent past.

### Location

Stoneyburn is a village located approx five miles west of Livingston and centrally positioned between Edinburgh and Glasgow, with good transport links available to provide access to all three. Within the village everyday services include local shops, a community centre, football team Stoneyburn Juniors and a bowling club. Two primary schools are available with secondary school catchment covered from Whitburn and Blackburn. A wider range of shopping and recreational facilities can be sought in nearby Bathgate or Livingston.

Living Room 17'7" x 13'8" (5.38m x 4.18m)

Kitchen 17'7" x 13'6" (5.38m x 4.14m)

Utility Room 9'9" x 5'6" (2.99m x 1.70m)

Conservatory 19'1" x 18'9" (5.84m x 5.72m)

Bedroom 1 13'4" x 10'2" (4.08m x 3.11m)

En Suite 7'8" x 3'6" (2.36m x 1.07m)

Bedroom 2 13'4" x 9'7" (4.08m x 2.93m)

Bedroom 3 9'8" x 7'3" (2.97m x 2.23m)

Bathroom 9'9" x 5'6" (2.99m x 1.69m)

### Key Info

Home Report Valuation: £320,000

Total Floor Area: 96m<sup>2</sup> (1035 ft<sup>2</sup>)

What3words: ///blast.promoting.petition

Parking: Driveway & Double Garage

Heating System: Gas

Council Tax: E - £2935.75 per year

EPC: C

### Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

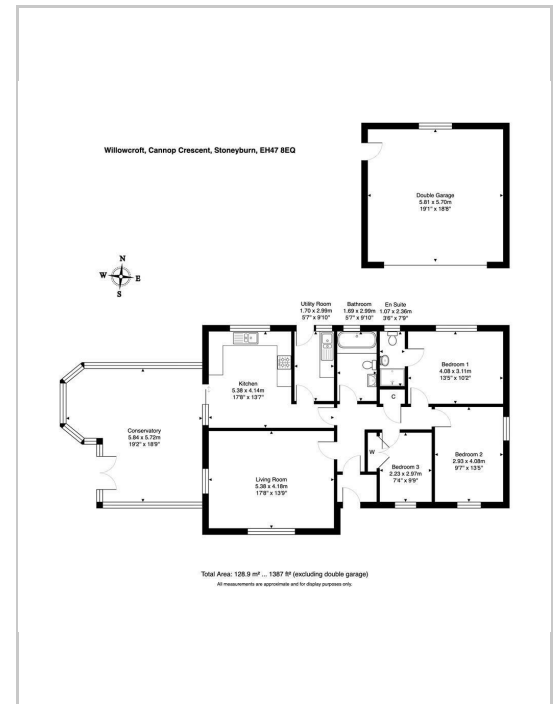
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

