



4 Burnbrae Road, Stoneyburn

Offers Over £190,000



## 4 Burnbrae Road Stoneyburn

Welcome to Burnbrae Road, Bungalows of this calibre are a rare find, and this beautifully presented three-bedroom home is sure to impress. Perfectly suited to first-time buyers, downsizers, or anyone looking to enjoy the ease of single-level living, this property has been completely modernised within the last six years and is offered to the market in true move-in condition. Every detail has been thoughtfully considered, combining modern style with comfort and practicality. From the moment you step inside, the home exudes a sense of light, space, and quality. The dark grey flooring flows seamlessly throughout, while spotlights brighten each room, enhancing the clean, contemporary feel.

To the right of the entrance, you'll find the modern kitchen, fitted with sleek white gloss cabinetry, a crisp white splashback, LED kickboard lighting, and generous storage. This is a minimalist yet highly functional space that perfectly complements today's lifestyle.

Adjacent to the kitchen lies Bedroom Three, currently set up as a stylish dressing room with large wardrobes but easily adaptable as a guest bedroom, home office, or formal dining room. Along the corridor, Bedroom Two offers a comfortable double, with plenty of space for freestanding furniture. Just outside, the hallway features a practical alcove, the ideal spot for a console table to add a touch of decor, situated alongside a large double built in wardrobe providing excellent additional storage.



Back down the corridor and towards the front of the property, to the left the brand-new bathroom brings a real touch of luxury. Designed to boutique hotel standards, it boasts a large walk-in double shower, neutral full tiling with a striking textured feature wall, a matt grey heated towel rail, and an LED backlit mirror – a true retreat after a long day.

The principal bedroom sits adjacent, and is a wonderfully spacious haven, comfortably accommodating a super king-size bed. A built-in storage cupboard adds practicality while still leaving plenty of room for freestanding furniture. This room also enjoys an outlook over the private rear garden.

Another standout feature is the generous lounge, which is perfect for both relaxation and entertaining. With space to accommodate a dining area, it is as versatile as it is inviting. Patio doors open directly onto the south-facing, low-maintenance garden, where a decked area and artificial lawn create the perfect spot for outdoor living. A garden shed provides convenience, while at the rear a fully insulated summer house, complete with electricity and plastered finish, offers endless possibilities, whether as a home office, gym, or entertainment space.

This property truly offers the best of both worlds, stylish, move-in ready interiors, and versatile spaces designed for modern living.

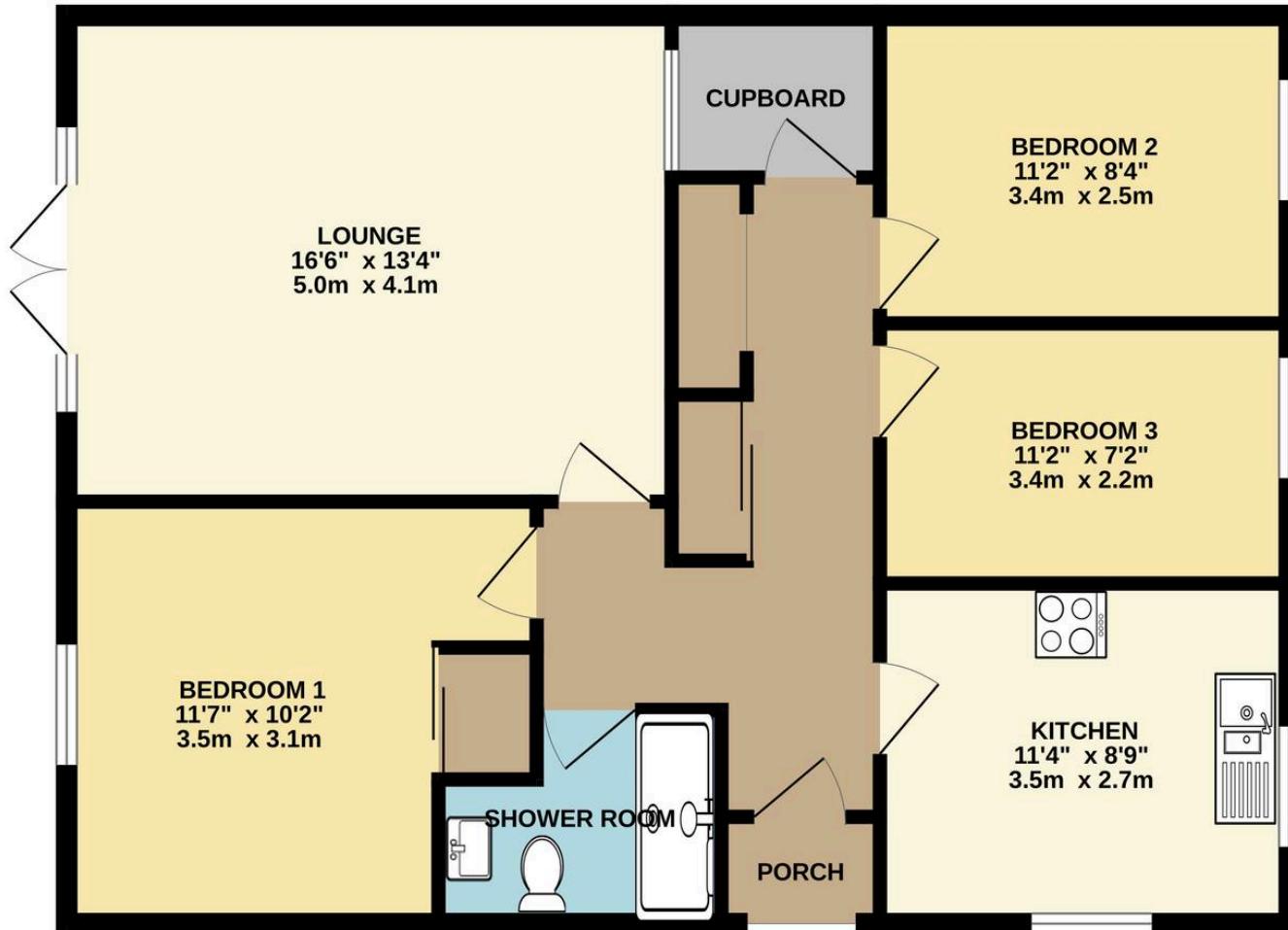
You'll find everyday convenience on your doorstep with Stoneyburn Post Office, Premier Stoneyburn Store, and Costcutter all nearby for your daily essentials. Families are well catered for with Stoneyburn Primary School or Our Lady's RC Primary, both just a short walk away, and secondary schooling available at the highly regarded Whitburn Academy, a quick drive or bus journey from the property.

For commuters, you are ideally located between Addiewell and Breich railway stations, both just a short drive away and offering direct links to Edinburgh and Glasgow. The nearby M8 motorway also provides easy road access for those travelling by car.

This is a fantastic opportunity to acquire a modern home that blends modern upgrades with a welcoming and homely atmosphere.



GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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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