





## 23 Ross Court

### Addiewell

Welcome to Ross Court, Addiewell, a beautifully presented four bedroom detached home perfectly positioned within a peaceful cul-de-sac. Built to a modern standard and surrounded by a welcoming family community, this property offers generous living space, a versatile layout, and a private south-east facing garden that's a true sun trap. Combining comfort, practicality, and style, this home is ideal for families looking to settle in a quiet yet well-connected location.

As you step inside, you are greeted by a bright and spacious hallway that sets the tone for this inviting home. To the right, the large lounge provides an excellent area for relaxing and entertaining, easily accommodating three sofas and a media wall. The bay-style front window fills the room with natural light while offering privacy, thanks to the property's elevated and private outlook.

To the left of the hallway is a versatile room currently used as a home office. This could equally serve as a fifth bedroom, playroom, or snug, depending on your needs. The feature wall panelling adds a touch of character and charm to the space.

Stretching across the rear of the home is the impressive open-plan kitchen and dining area. Finished with granite worktops, wooden-style cabinetry, and splashback tiling, the kitchen perfectly blends function and design. It includes a five point gas cooker, integrated dishwasher, and ample space for an American-style fridge freezer. The dining area comfortably seats six to seven people, creating a welcoming setting for family meals and social gatherings.

Off the kitchen, the utility room provides additional storage and workspace, featuring sage green gloss cabinetry, splashback tiling, and even a stylish wine-glass rack. From here, you can access the downstairs WC, tastefully finished with half-height tiling, wallpaper detailing, and chrome fittings.

- South East Facing Garden - Sun Trap
- Four Double Bedrooms, all with fitted storage
- Open Plan Kitchen and Dining with patio doors
- Utility room
- Lounge with Bay window
- Close to Addiewell Primary school and Train Station





Patio doors open directly from the kitchen to the south east facing rear garden a private and beautifully maintained outdoor retreat. Extended and landscaped, it features generous decking areas ideal for summer barbecues or morning coffees. The garden enjoys all-day sun and uninterrupted privacy, with no homes behind it and protected land ensuring nothing will be built in the future.

Upstairs, the bright landing benefits from high ceilings and a skylight, flooding the space with natural light. The principal bedroom can comfortably host a super king size bed with bedside cabinets and a chest of drawers, and it features a charming bay-style window, fitted wardrobe, and a private en suite. The en suite is a modern three-piece, with a fully tiled shower and stylish finishes throughout.

All remaining bedrooms are generous in size and feature fitted wardrobes for maximum convenience. Bedroom two and bedroom three can both accommodate king-size beds, bedside cabinets, and drawers, while bedroom four comfortably fits a double bed and offers the same great built-in storage. The family bathroom is a contemporary three piece suite with a bathtub, overhead shower, chrome accents, and wet wall panelling, creating a clean and elegant finish.

Externally, the home benefits from a single-car driveway and a low-maintenance front garden, with additional on-street parking available nearby. There are no factor fees associated with the property, providing further peace of mind for homeowners.

Location-wise, Ross Court enjoys an ideal setting within Addiewell a quiet and family-friendly village surrounded by scenic countryside. Addiewell Train Station is just minutes away, offering direct links to Edinburgh and Glasgow, making commuting effortless. Families are well served by Addiewell Primary School, and the area features numerous walking trails and open green spaces perfect for pet owners and outdoor enthusiasts. Local shops and amenities are close by, with larger supermarkets and retail options just a short drive away in nearby Livingston and Whitburn.





Ross Court represents the perfect balance of space, style, and tranquillity a move in ready family home designed for modern living in a peaceful, well connected community.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



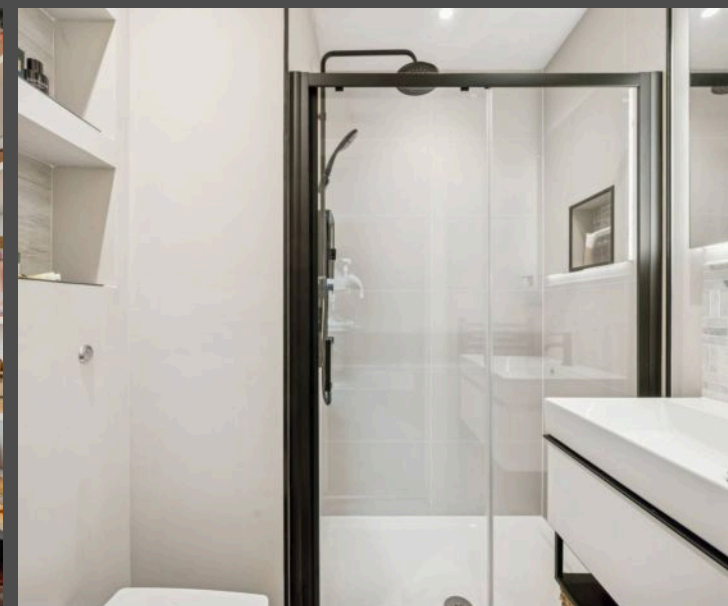
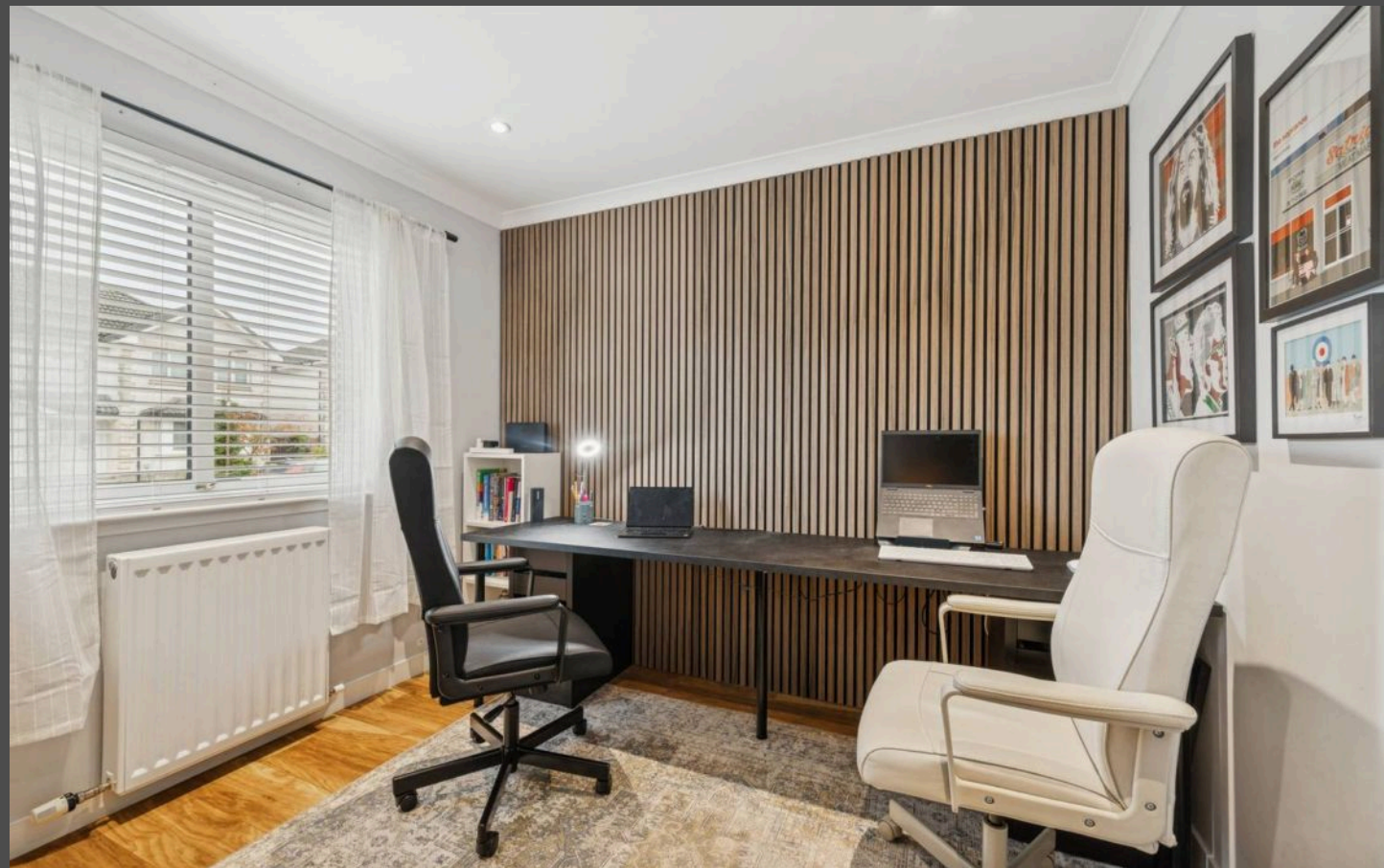


FRONT GARDEN

REAR GARDEN

DRIVEWAY

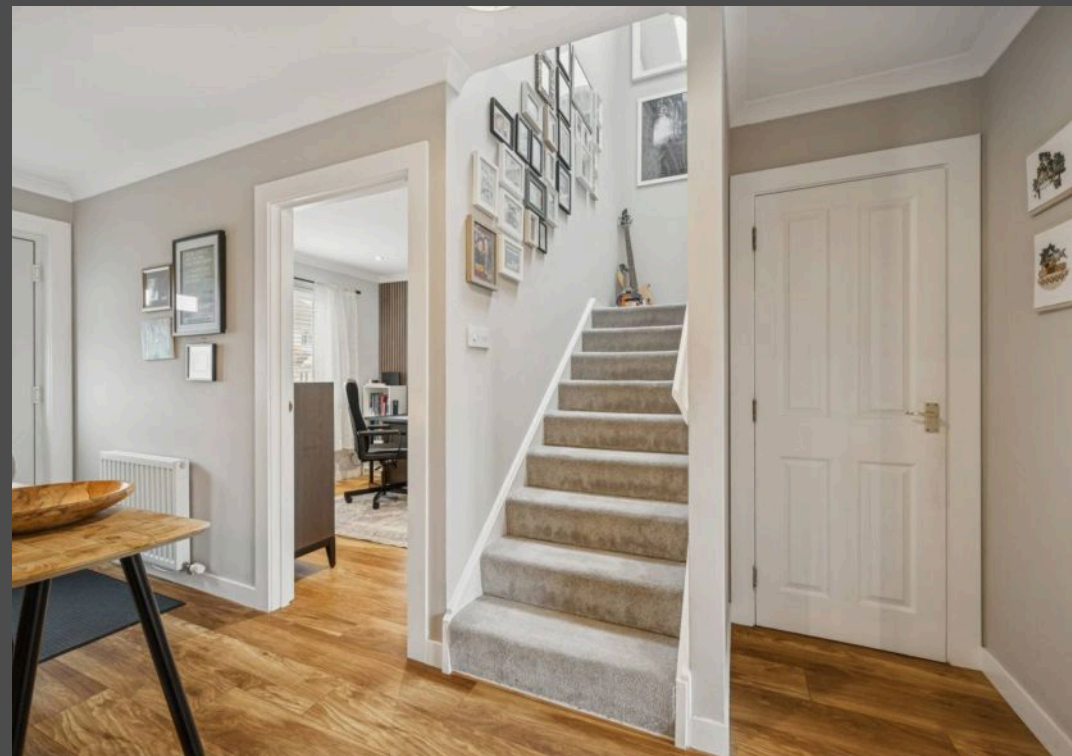
2 Parking Spaces



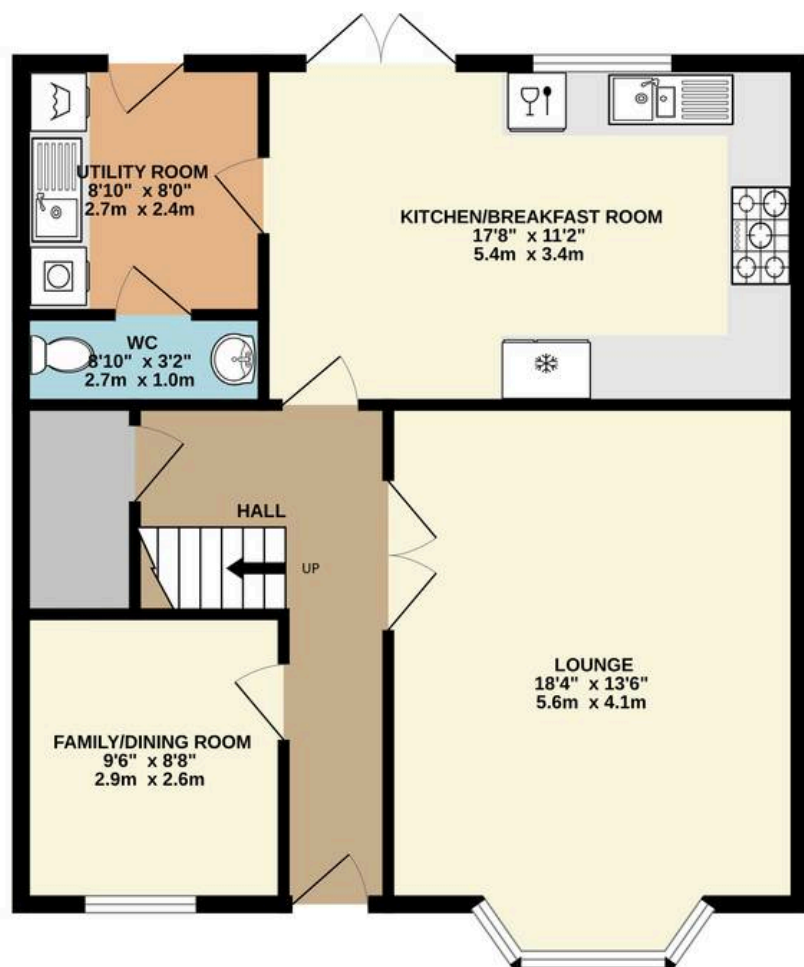




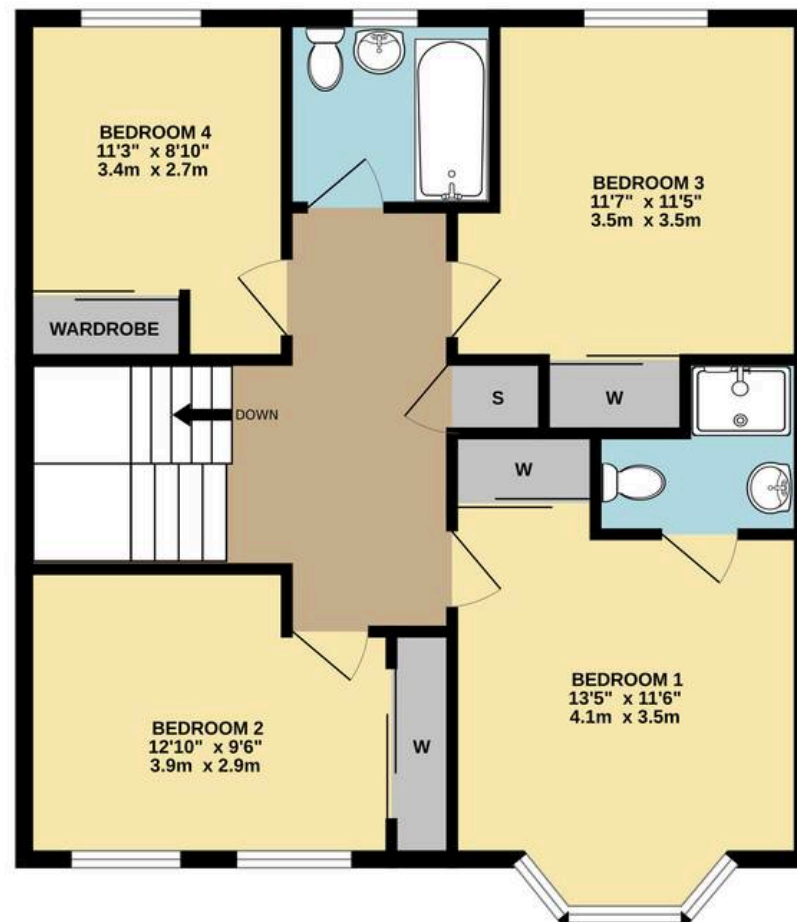




GROUND FLOOR



1ST 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 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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