BRIDGES PROPERTIES

7a, Park View, Stoneyburn

Offers Over **£70,000**

7a, Park View, Stoneyburn

Welcome to Parkview, Stoneyburn, a beautifully presented two bedroom flat offered in fresh, move in condition, where neutral finishes, generous proportions and a well balanced layout come together to create a home that is both stylish and incredibly easy to live in.

Upon entering the property, you are greeted by a bright and welcoming hallway, where crisp white walls, newly fitted doors and plush grey carpeting immediately set the tone for the rest of the home. Positioned to the left-hand side at the front of the hall, the main living space opens up into a wonderfully bright and spacious kitchen and living area, offering an open plan feel that works perfectly for modern living.

This impressive room is flooded with natural light thanks to dual aspect windows, dressed with soft grey curtains that complement the fresh décor. The living area itself provides excellent floor space for a variety of furniture layouts, centred around a contemporary media unit, while the plush carpeting adds warmth and comfort underfoot. The kitchen sits neatly adjacent within the same open environment, fitted with a range of light wood effect cabinetry, contrasting dark worktops and tiled splashbacks. With ample storage, worktop space and room for freestanding appliances, it's a practical yet sociable space, ideal for both everyday use and entertaining.

Stepping back out into the hallway and continuing towards the rear of the property, you will find the bathroom positioned at the end. Finished in a clean and neutral style, the space features a three piece suite including a full sized bath with overhead shower, pedestal sink and WC. The walls are lined with easy maintenance wet wall panelling, complemented by dark toned flooring, while built in shelving provides additional storage and display space, making this a functional and tidy room.

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Moving along the corridor, you will find Bedroom Two, currently utilised as a home office. This is a versatile room that could easily adapt to suit a range of needs, whether as a guest bedroom, dressing room or children's room. The space is bright and well proportioned, with the same fresh finishes and carpeting continuing through, ensuring a cohesive feel throughout the home.
Back into the hallway and positioned at the end, the principal bedroom is a standout feature of the property. Spanning the full width of the flat, this is an exceptionally generous room, comfortably accommodating a king size bed alongside large freestanding wardrobes and a dedicated dressing area. The room benefits from excellent natural light and retains that calm, neutral styling.

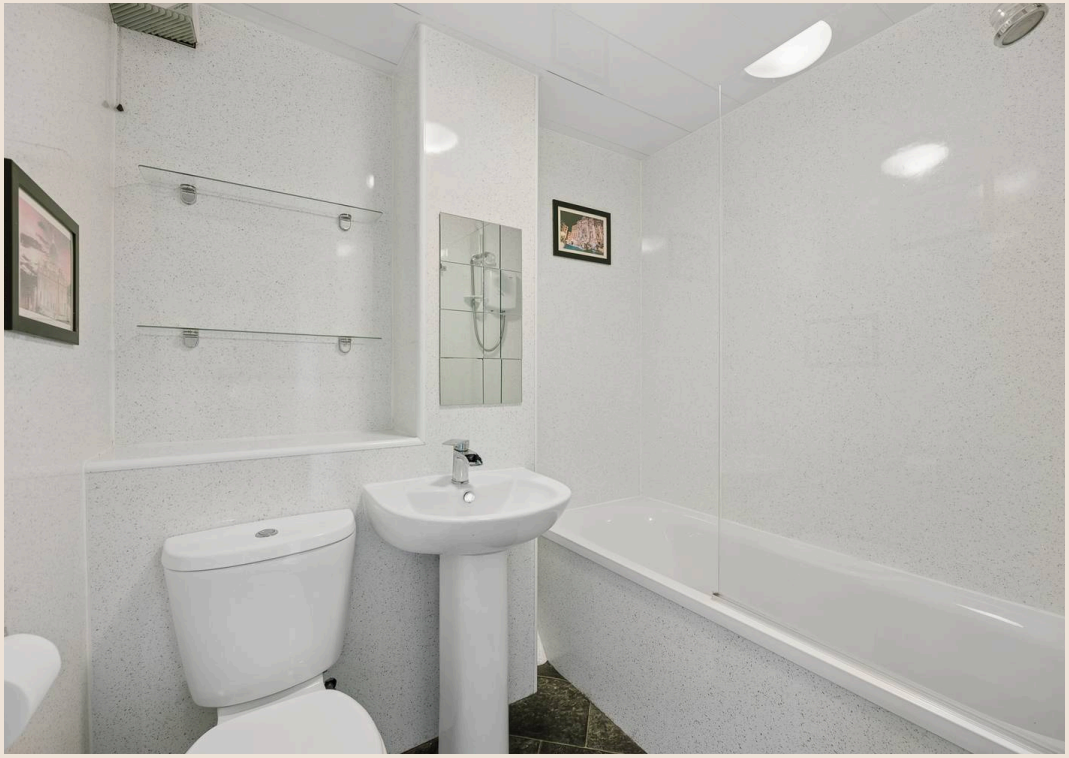
Completing the internal accommodation is a fantastic storage cupboard located within the hallway, providing that all important additional space to keep the home organised and clutter free.

Externally, the property benefits from resident parking, offering convenience for both homeowners and visitors alike. With its fresh décor, new flooring, upgraded finishes and move in ready condition, this flat presents an excellent opportunity for first time buyers, downsizers or investors looking for a property that requires little to no work.

Set within the popular village of Stoneyburn in West Lothian, Parkview enjoys a well connected yet peaceful setting. Local amenities are within easy reach, including convenience stores, takeaways and a pharmacy all within approximately 0.3 miles. For families, Stoneyburn Primary School is located around 0.5 miles away, while Whitburn Academy, a well regarded secondary school, sits approximately 2 miles from the property.

For commuters, the location is particularly appealing, with Fauldhouse Train Station just 1.5 miles away and Armadale Train Station approximately 3 miles away, both offering regular services to Edinburgh and Glasgow. The M8 motorway network is also easily accessible within a short drive, providing excellent transport links across the central belt. Larger supermarkets, retail options and leisure facilities can be found in nearby Whitburn and Livingston, both within a 10-15 minute drive.

Home Report Value- £75,000 EPC - C
Council Tax Band - E Square Ft- 646/ 60m2



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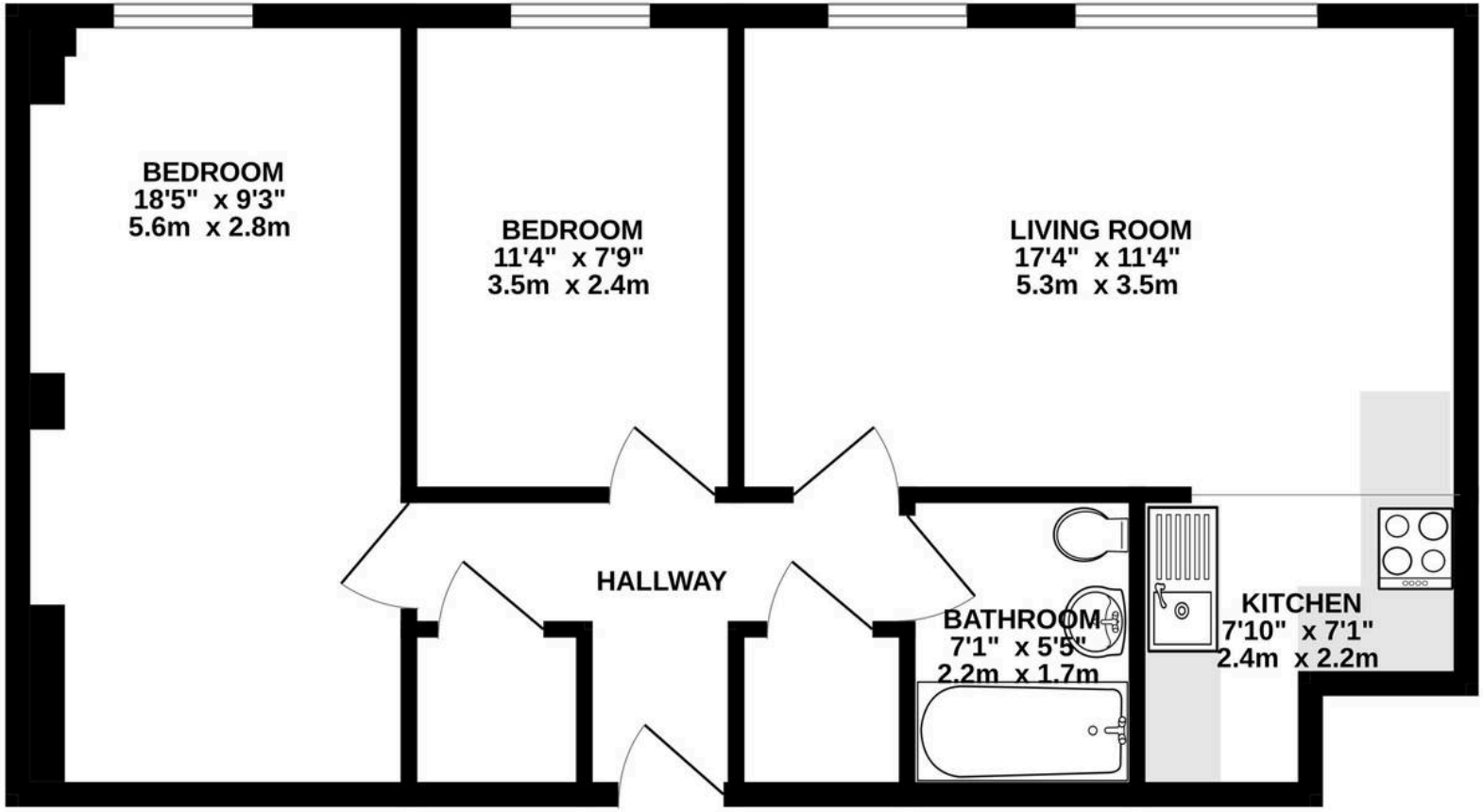

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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