



6 Cannop Crescent, Stoneyburn

Offers Over £230,000



6 Cannop Crescent

Stoneyburn

Nestled within the charming village of Bents, Stoneyburn, this beautifully presented three bedroom semi detached cottage effortlessly combines traditional character with modern comfort. Occupying a generous plot and finished to an exceptional standard throughout, the property offers truly turn key accommodation, allowing the next owner to simply move in and enjoy from day one. A beautifully presented frontage and expansive driveway create an immediate sense of arrival, while the home's attractive exterior hints at the character and warmth found within.

The accommodation begins with a welcoming entrance vestibule, providing a practical buffer between indoor and outdoor living whilst retaining a wealth of charm and character. From here, you are drawn into the impressive main lounge, a wonderfully spacious reception room enhanced by high ceilings, neutral décor and a charming multi fuel stove which forms a cosy focal point. Freshly painted throughout and complemented by newly fitted carpets, the space provides a blank canvas ready for a new owner to make their own. Its generous proportions allow for a variety of furniture layouts, making it equally suited to relaxing evenings or entertaining family and friends.

Positioned just off the lounge is Bedroom Three, currently utilised as a home office. This versatile room could effortlessly serve as a guest bedroom, nursery, playroom or additional reception space depending on individual requirements.

Across the hallway lies Bedroom Two, an exceptionally generous double bedroom featuring a beautiful bay window which floods the room with natural light. Comfortably accommodating a king size bed alongside additional freestanding furniture, this room offers both space and flexibility.



Continuing through the home, the contemporary shower room has been finished in neutral tones and comprises a modern three piece suite including shower enclosure, wash hand basin and WC. To the rear of the property, the stylish kitchen offers an abundance of storage and workspace, creating a highly functional heart of the home. Finished to a high standard and presented in excellent condition, it is perfectly suited to modern family living.

A staircase from the kitchen leads to the stunning principal bedroom suite, a thoughtfully converted attic space that delivers a true boutique hotel feel. This luxurious retreat benefits from Velux windows which bathe the room in natural light, while the beautifully appointed en-suite features a standalone bathtub, creating the perfect place to unwind after a long day. Offering privacy away from the main living accommodation, this impressive suite provides a real sense of indulgence.

Externally, the property continues to impress. Occupying a fantastic plot, the rear garden has been designed with low maintenance living in mind whilst maximising enjoyment of the outdoor space. A generous monoblocked patio provides the ideal setting for summer barbecues, alfresco dining and outdoor seating, while the upper tier is finished with attractive decorative stone, creating a bright and contemporary space that remains easy to maintain. Thanks to its favourable position, the garden enjoys excellent sunlight throughout the day, making it a true sun trap.

Completing the outdoor accommodation is a substantial detached garage located to the rear. Offering excellent storage and workshop potential, the space could also be transformed into a home office, gym, hobby room or studio, subject to the necessary permissions. The possibilities are endless.

Combining character, space and quality finishes throughout, this exceptional cottage represents a rare opportunity to acquire a beautifully upgraded home in a sought after semi rural setting.

Situated within the peaceful community of Bents, Cannop Crescent enjoys a desirable semi rural setting on the outskirts of Stoneyburn, offering residents the best of both worlds: a tranquil village atmosphere with excellent connectivity to surrounding towns and cities.





The area is well served by reputable schooling, with Stoneyburn Primary School and Our Lady's Primary School both within easy reach, while secondary education is available at James Young High School and St Kentigern's Academy.

For commuters, the location is exceptionally convenient. The M8 motorway is just a short drive away, providing direct links to both Edinburgh and Glasgow. Regular rail services can be accessed from nearby Armadale and Bathgate railway stations, offering straightforward travel across the Central Belt, making the area particularly attractive for those commuting for work.

Surrounded by open countryside and scenic walking routes, Bents offers a relaxed lifestyle with a strong sense of community, while still benefiting from excellent transport links and access to a wide range of amenities. This combination of rural charm and everyday convenience continues to make the area a popular choice amongst families, professionals and downsizers alike.

Home Report Value- £240,000

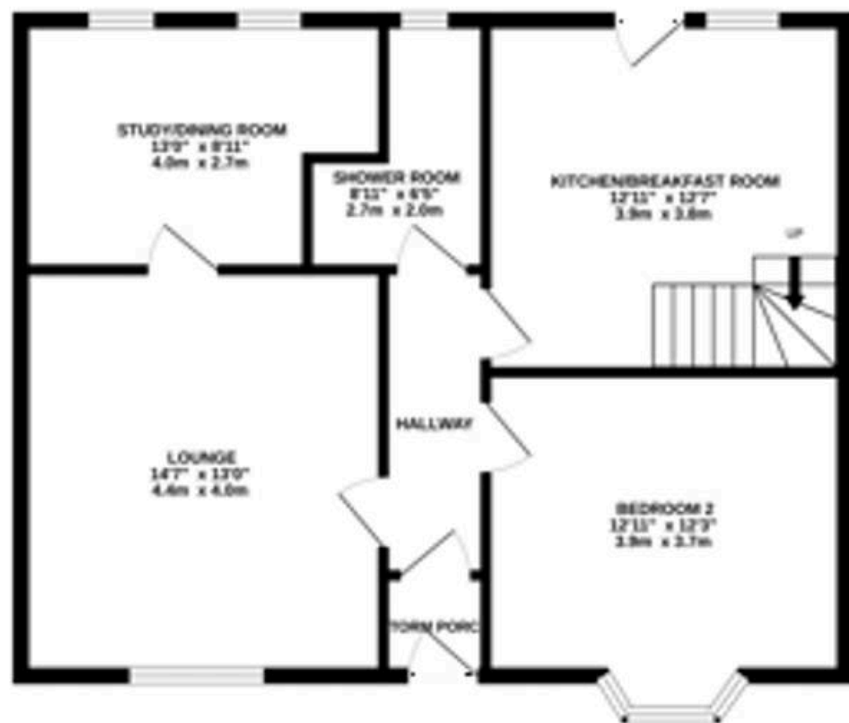
EPC - C

Council Tax Band - B

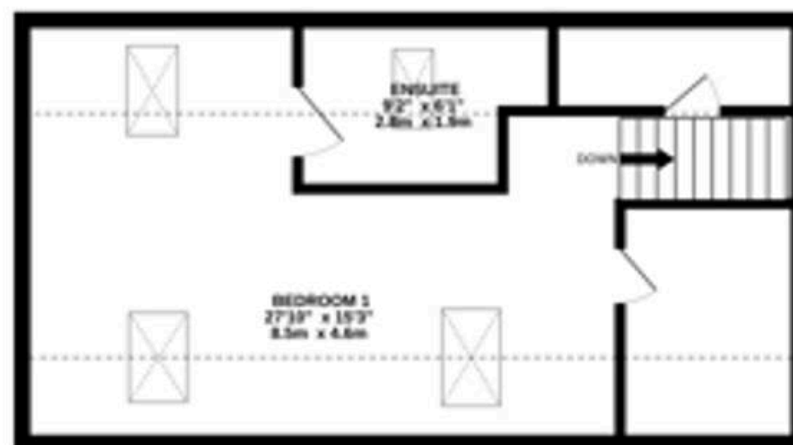
Square Ft- 936/ 87m2



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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