



20 Crofthead Road, Stoneyburn

Offers Over £165,000



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Welcome to Crofthead Road, Stoneyburn, a beautifully presented three-bedroom semi-detached home offering far more than first meets the eye. With three genuine double bedrooms, an impressive multi-car driveway, detached garage, southwest-facing rear garden and a fully floored attic accessed via a pull-down Ramsay ladder, this is a home where space, practicality and style come together perfectly. Contemporary interiors, generous room proportions and fantastic storage make this an ideal choice for growing families, first-time buyers or anyone looking for a home they can simply move into and enjoy.

Approaching the property, one of its biggest advantages is immediately apparent. An exceptionally generous driveway extends across the front and continues down the side of the house towards the detached garage, providing excellent private off-street parking and creating a great first impression before you even step inside.

The lounge is a wonderfully comfortable and inviting living space, with a large front-facing window drawing in plenty of natural light. Crisp neutral décor is contrasted beautifully by a deep-toned feature wall, creating a modern yet cosy feel, while the log-burning stove provides a fantastic focal point and adds real warmth and character to the room.

Positioned to the rear of the home, the kitchen is bright, contemporary and incredibly well utilised, fitted with an excellent range of high-gloss white cabinetry complemented by wood-effect worktops, sleek handles and modern splashbacks. The warm feature colour adds personality without overwhelming the space, while under-unit and ceiling lighting provide a smart finishing touch. There is generous preparation and storage space, together with room for everyday appliances, and the rear window enjoys an outlook over the garden. A back door provides direct access outside, ideal for family life and summer entertaining.



The staircase then leads to the upper level, where a further short flight takes you onto the main landing and towards the sleeping accommodation. One of the real strengths of this property is that there is no compromise when it comes to bedroom space, with all three bedrooms offering genuine double proportions as well as fitted storage. To the right is bedroom two, a bright and well-proportioned double room with plenty of space for additional bedroom furniture. A modern feature wall adds a splash of colour, while fitted mirrored storage provides a practical finishing touch. Next door, the main bedroom is another generous double, offering excellent floor space for a full complement of furniture while still feeling open and comfortable. Neutral tones are paired with a contemporary feature wall, the large window allows plenty of natural light into the room, and fitted storage further enhances the practicality of the space. Straight ahead is bedroom three, and again, this is no token third bedroom. It offers genuine double proportions and comfortably accommodates substantial furniture while retaining good usable floor space. The lighter flooring and bold feature wall give the room a fresh, modern feel, while fitted storage is another welcome addition. The room would work equally well as a double bedroom, guest room or generous home office if required.

Outside, the rear garden is another fantastic feature. With its desirable southwest-facing aspect, it is ideally positioned to make the most of the afternoon and evening sunshine. The garden has been arranged with a paved patio immediately outside the house and a generous lawn beyond, creating space for outdoor dining, children's play and relaxing in the warmer months. Timber fencing provides an enclosed feel, making it a particularly appealing space for families and pets.

The detached garage sits towards the rear of the driveway and provides yet another valuable element, whether required for secure parking, storage, bikes, hobbies or workshop space.

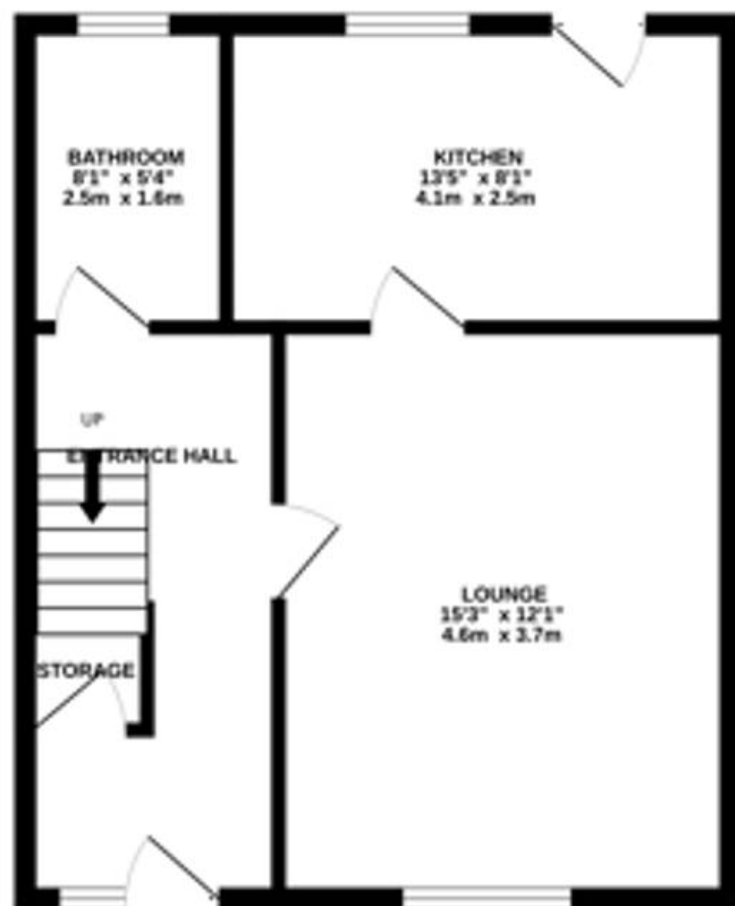
Stoneyburn is a well-established West Lothian village offering a fantastic balance of community living, everyday convenience and excellent connectivity, making it particularly appealing to families and commuters alike. The village offers a range of useful local amenities, while neighbouring West Calder and Whitburn provide further shopping, leisure and everyday services. Families are well catered for with local schooling available nearby, and the surrounding area offers plenty of opportunities to enjoy the outdoors, with countryside walks and green spaces within easy reach.

For those commuting, Stoneyburn is ideally positioned for travel throughout West Lothian and beyond. West Calder railway station

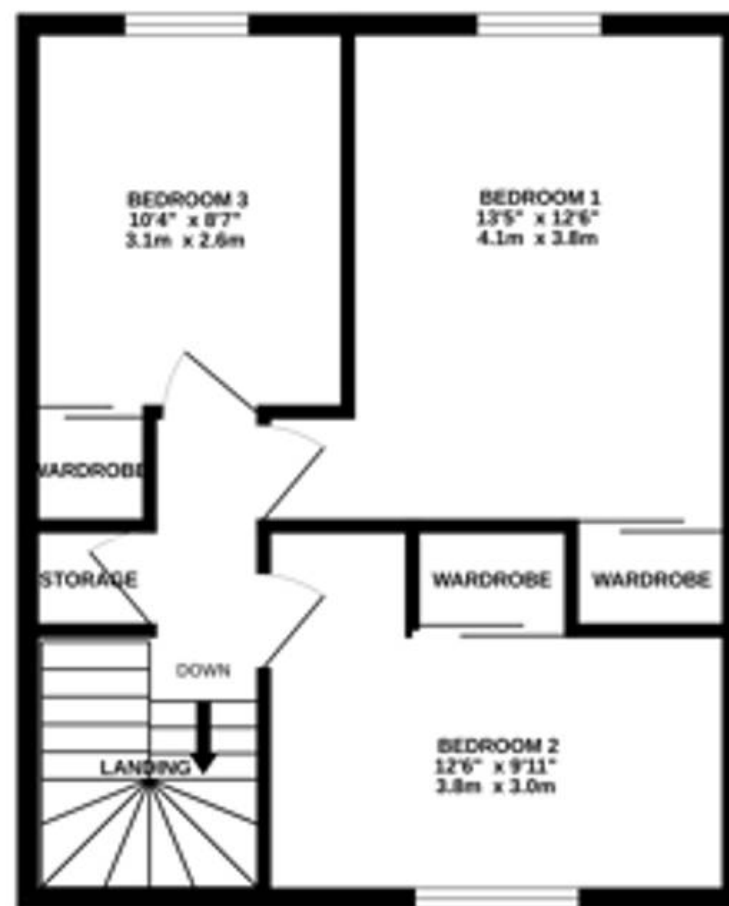




GROUND FLOOR



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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