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1 Ewington Place, Stoneyburn, EH47 8BT

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Ewington Place, Stoneyburn



Occupying a sizeable plot and boasting open countryside views, this five-bedroom bungalow in the peaceful village of Stoneyburn presents an exceptional opportunity for a desirable semi-rural family lifestyle.

Thoughtfully designed throughout it is characterised by bright, open, and versatile spaces and boasts a south-facing sitting room; an impressive dining/kitchen/family room with French doors opening to the rear garden; a stylish lounge; a versatile study/home office; five generously proportioned double bedrooms (two with en-suites); a chic family bathroom; and a utility room.

Externally, the rear garden perfectly combines an elevated decking alfresco area overlooking the expansive lawn. Off-street parking is provided for by the sizeable monoblock driveway bordering a neat and enclosed south-facing lawn.

What's special about this house

- Stylish south-facing sitting room positioned to the front of the property adorned with plush carpeting, a statement accent wall, and a living flame fireplace.
- Incredibly spacious kitchen/dining/family room providing rear garden access through French doors, ideal for family life and entertaining. Set against a chic monochrome décor, the shaker-style kitchen showcases cream wall and floor units, quartz effect worktops, a black splashback and integrated appliances including an oven, induction hob, and extractor hood. A kitchen island offers further storage and worktop space.
- Five light-filled and generously proportioned double bedrooms. Each are tastefully decorated with one benefitting from a luxurious en-suite bathroom and the other a wet room.
- Versatile study/home office that could be utilised as an additional bedroom depending on specific needs.
- Enclosed south-facing lawn to the front and an expansive lawn and elevated decking area to the rear.
- Large monoblock driveway.
- Peaceful village location close to Whitburn, Bathgate, and swift transport links to Edinburgh and Glasgow via the M8.









Location and Amenities

- The village has a community centre, bowling club, convenience stores, takeaways, and a pharmacy.
- Further amenities are available in nearby Bathgate and Whitburn, the latter housing a popular leisure centre with a swimming pool, softplay, and a state-of-the-art gym.
- Ideal commuter location close to the M8 with easy access to Edinburgh (25 miles) and Glasgow (28 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 15-minute drive.
- Edinburgh International Airport is just 17 miles from the property.
- Scenic green spaces on the doorstep including Beechwood Park.
- Near to family-friendly recreational activities such as Xcite Whitburn Leisure Centre, Five Sisters Zoo, and Almond Valley Heritage Centre.

“Five-bedroom bungalow featuring well-presented, bright and flexible accommodation including multiple living and reception areas.”

Home Report valuation	£ 400,000
Internal floor area	236m ²
School catchment	Stoneyburn Primary School, and Whitburn Academy
EPC Rating	Band C
Council tax band	Band F
Train station	Addiewell Station

Extras

All floor coverings, all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, fridge/ freezer, and garden hut are included.

Ground Floor



Dimensions

Ground Floor

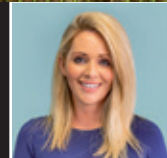
Sitting Room	5.84m x 5.50m
Kitchen/Dining Room	8.39m x 5.50m
Bedroom (1)	4.25m x 4.01m
Ensuite (1)	2.97m x 1.74m
Bedroom (2)	4.13m x 4.10m
Ensuite (2)	2.46m x 1.94m
Bedroom (3)	4.30m x 3.40m
Bedroom (4)	4.78m x 2.97m
Bedroom (5)	4.83m x 2.26m
Bathroom (1)	4.12m x 2.46m
Utility/WC	3.18m x 2.08m
Study	3.45m x 2.97m

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Pioneers in Property



Natasha Fontaine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.