

Turpie  
&Co



South Lodge, Craigbinning,  
Dechmont, EH52 6NB

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448





## South Lodge, Craighbinning, Dechmont

**Nestled in an idyllic location surrounded by stunning countryside, this four-bedroom home in Dechmont offers an unparalleled and tranquil lifestyle.**

Set on a generous plot with an expansive, beautifully landscaped garden, this property boasts a bay-windowed lounge that overlooks the front garden and flows seamlessly into a west-facing sunroom. Adjacent is a south-facing study with French doors opening onto alfresco decking. The home also features a spacious dining kitchen with a log-burning stove and direct access to the garden; a practical utility room; four airy double bedrooms—including a principal bedroom with an en-suite shower room; a family bathroom, and a guest WC.

Boasting close proximity to amenities, schools, and transport links, all while being enveloped by natural beauty, this residence presents a truly rare and unique opportunity.

### *What's special about this house*

- Spacious and bright lounge leading to a west-facing sunroom, featuring a delightful garden aspect and a tasteful interior design including a living flame fireplace.
- Spectacular design-led dining kitchen with sliding doors opening to the rear garden and a log-burning stove. The well-planned layout features wall and floor units in a natural and white hue, smooth white worktops, and high-spec integrated appliances including an induction hob, eye-level microwave, and oven. An adjacent utility ensures the kitchen remains streamlined.
- Versatile sunroom currently utilised as a sizeable home gym.
- South-facing study opening to the alfresco area through French doors and accessed from the lounge.
- Warm and inviting principal double bedroom featuring a well-appointed en-suite shower room.
- Sweeping lawn to the front bordered by established trees. Expansive and beautifully presented mature rear garden combining sandstone paving and decking with a lush lawn, all enclosed by established trees and shrubbery, the perfect retreat for relaxation, family life, and entertaining.
- Gated gravel driveway and detached garage with power.









# Location and Amenities

- The village has a post office and general store whilst Uphall and Broxburn have a selection of convenience stores, supermarkets, pubs, and eateries
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (15 miles) and Glasgow (33 miles); the M9 is a short drive away
- Uphall Train Station with regular and swift links to Edinburgh & Glasgow is less than a 10-minute drive
- Edinburgh International Airport is 6 miles away
- Scenic green spaces nearby include Polkemmet Country Park
- Close to family-friendly recreational activities such as Deer Park Golf and Country Club, Xcite Broxburn Leisure Centre, Jupiter Artland, Uphall Golf Club and Houston Farm Riding Club

*“Nestled in stunning countryside, this four-bedroom Dechmont home offers tranquil living with spacious interiors and beautiful gardens.”*

Home Report valuation	£675,000
Internal floor area	221m <sup>2</sup>
School catchment	Dechmont Infant School, Broxburn Academy
EPC Rating	Band E
Council tax band	Band G
Train station	Uphall Station

## Extras

All floor coverings (excluding rugs), all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, fridge/freezer, a washing machine, and a garden play house are included.

Ground Floor



First Floor



## Dimensions

### Ground Floor

Lounge	5.73m x 4.49m
Kitchen/Dining Room	5.81m x 5.35m
Summer Room/Gym	3.87m x 3.34m
Study	3.47m x 3.29m
Bedroom (1)	4.80m x 4.30m
En-suite	2.38m x 1.54m
Utility	2.60m x 2.39m
WC	1.90m x 1.44m
Garage	8.44m x 3.73m

### First Floor

Bedroom (2)	6.08m x 4.21m
Bedroom (3)	5.84m x 4.50m
Bedroom (4)	3.62m x 3.10m
Bathroom	2.37m x 1.86m

Turpie  
&Co



Turpie Co

Pioneers in Property



**Kirsty Black**  
Property Manager

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



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.