



2 Muirhouse, Addiewell

Offers Over £240,000



2 Muirhouse

Addiewell, West Calder

Welcome to 2 Muirhouse, a unique 4-bedroom terrace property rarely available on the market. Situated down a private drive leading to a collection of homes built on the grounds of an old farmhouse, this property offers the perfect blend of a family home with a countryside feel. Surrounded by acres of fields on the outskirts of Addiewell, it provides a serene and private setting.

As you approach the property, you'll find a monoblocked double driveway providing convenient parking directly in front. Upon entering, the dark grey laminate flooring guides you into the bright and spacious lounge. This modern space features neutral décor, grey laminate flooring, and trendy black accents, creating a calm and inviting atmosphere. Large windows at the front flood the room with natural light, and a substantial storage cupboard adds practicality.

Continuing through the lounge, you'll enter the large dining kitchen, recently updated with new white worktops and grey cabinetry. The kitchen also boasts white tiling, spotlights, an integrated oven, electric hob, extractor fan, and grey laminate flooring. French doors open to the expansive south-facing rear garden, one of the owners' favourite parts of the home. The garden includes a patio area, lush grass, mature trees, and a stepping stone path leading to a shed at the bottom. Backing onto privately owned fields, this space offers utmost privacy and is perfect for relaxing and enjoying sunshine all day.



Back inside, the property features a spacious utility room with wood-effect vinyl flooring, space for a freestanding washing machine, tumble dryer, and the current owners' fridge freezer. This room also includes an additional sink, under-sink cupboards, and plenty of worktop space. A small hallway leads to a downstairs shower room with a corner shower and a 3-piece suite, featuring lilac painted walls. Bedroom Four, a large double bedroom with white painted walls, completes the ground floor, offering a bright and welcoming space.

Ascending the stairs, you'll notice the feature wallpaper and grey carpets with black accents in the woodwork. The first room you reach is a large family bathroom with a 4-piece suite, including a large bath, separate shower, and full-height tiling. Bedroom Three is a spacious double bedroom with white walls, grey carpet, a large storage cupboard, and windows overlooking the front of the property.

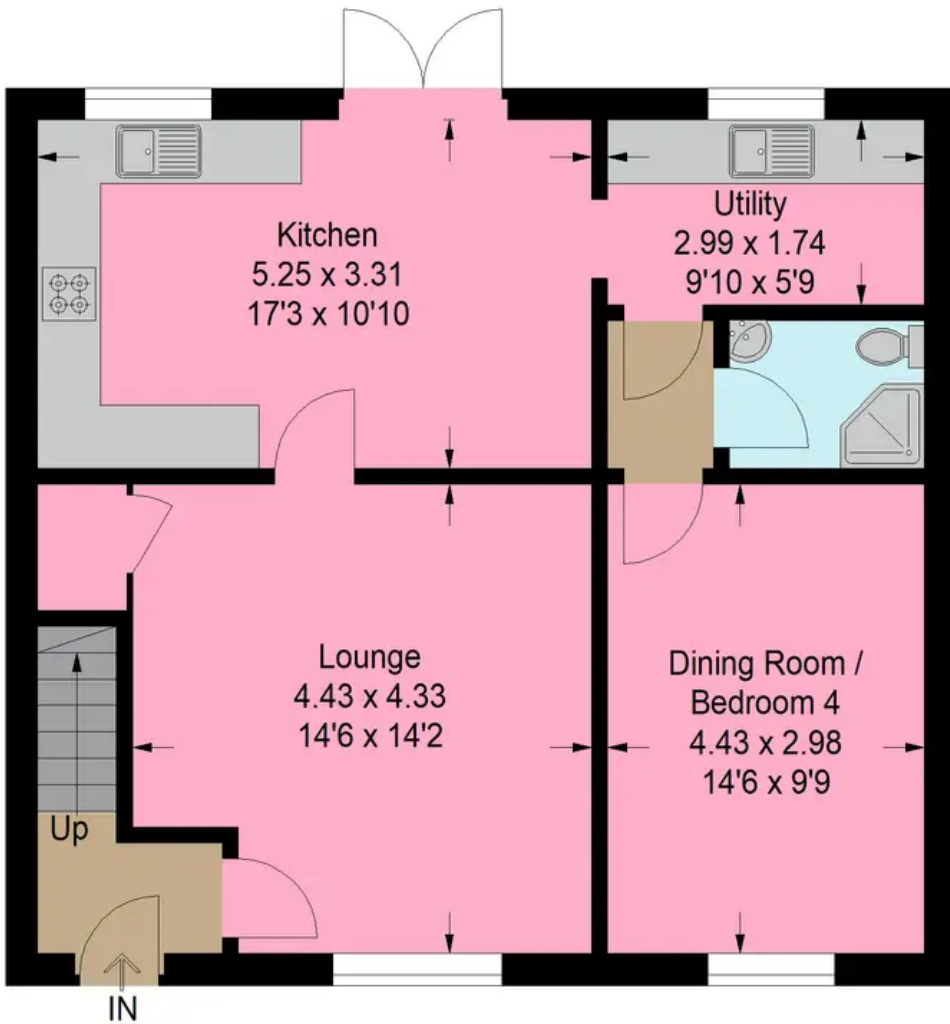
Further down the hallway, a large double storage cupboard with loft access provides ample storage. Bedroom Two is another generous bedroom with mirrored double wardrobes, a Velux window, and a floral feature wall for a pop of colour. Finally, the primary bedroom, Bedroom One, is a modern space with a feature wall and trendy black accents. This room is flooded with light from the double Velux windows and includes mirrored triple wardrobes for storage. The large ensuite features full-height grey tiling and a double shower.

2 Muirhouse is a rare gem on the market, offering a unique opportunity to own a distinctive and charming home in a peaceful countryside setting. Don't miss the chance to make this exceptional property your own.

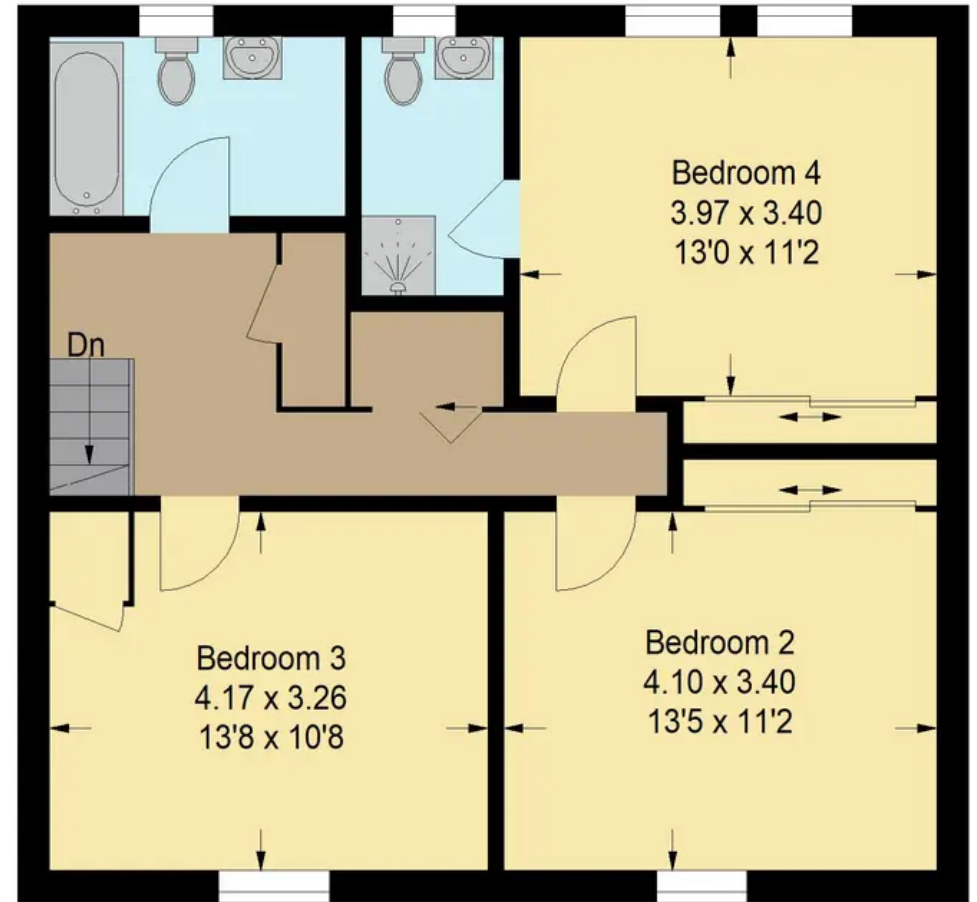




Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1092771 / Ref:88355)



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