



15 Lighton Terrace, Stoneyburn

Bathgate

Offers Over £200,000



15 Lighton Terrace

Stoneyburn, Bathgate

Welcome to 15 Lighton Terrace, a rarely available and charming three-bedroom semi-detached cottage located on a much sought-after street in Stoneyburn. This delightful home offers stunning rear views and has been a cherished family residence for almost 20 years. It has been thoughtfully upgraded throughout, including a fantastic attic conversion, making it an ideal choice for growing families or first-time buyers.

Stepping inside, you are immediately greeted by the sense of space and elegance provided by the feature high ceilings and tasteful decoration.

Leading into the bright and airy lounge/diner, bathed in natural light from a large front-facing window, offers the perfect space to unwind after a long day. It is equally suited for family meals and entertaining guests.

Continuing into the modern kitchen which boasts striking grey cabinetry and complementing work surfaces, with an integrated electric oven and gas hob, as well as space for a washing machine. A full-length glass door floods the space with natural light and provides picturesque views over the garden and beyond. Additionally, a useful under-stairs storage area is available.



Ascending the staircase to the attic conversion, discerning buyers will discover an impressive primary bedroom featuring a walk-in wardrobe/storage area. Velux windows provide stunning views over the surrounding countryside, creating a serene retreat.

The ground floor accommodates two further generous double bedrooms. Bedroom three benefits from large mirrored built-in wardrobes, ensuring ample storage space.

Completing the accommodation is a modern family bathroom with neutral tiling that adds a sense of luxury and a white three piece suite with a shower over the bath.

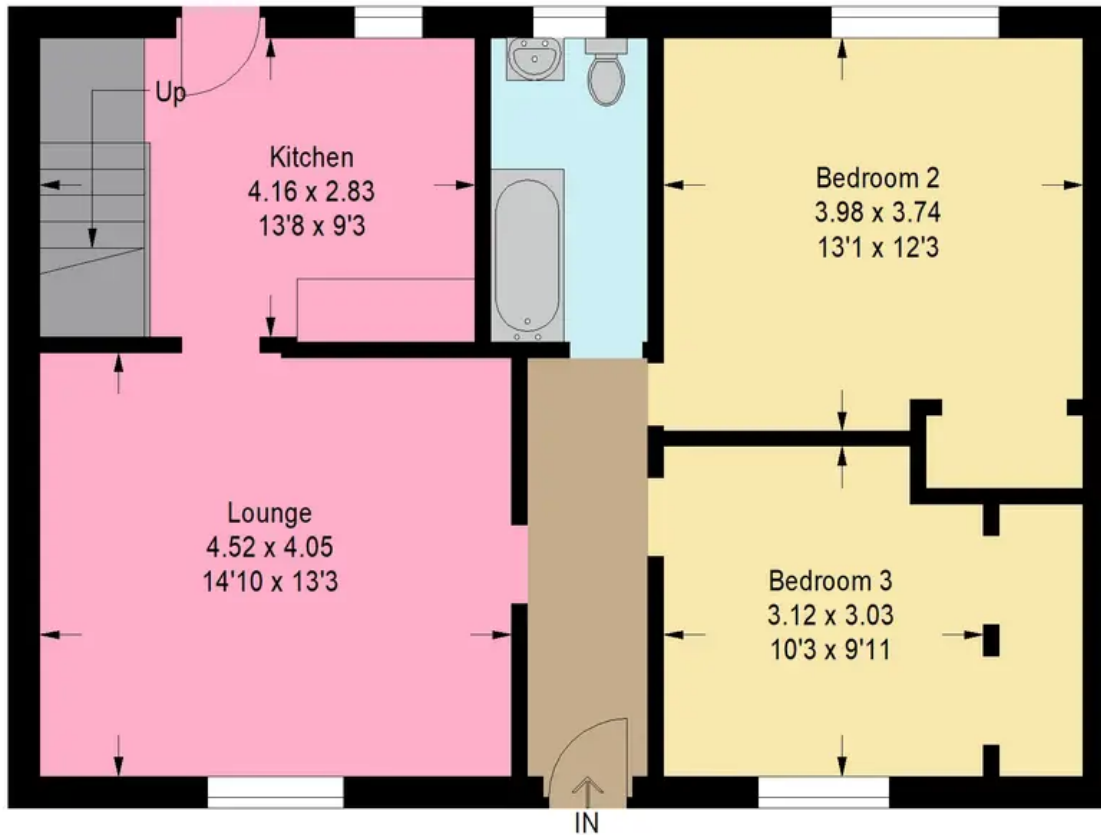
Externally, the property impresses with its kerb appeal and exudes charm. There is a driveway with space for two cars, and potential to add more parking if required in the front garden. The true highlight of this property is the large landscaped rear garden, which must be seen to be fully appreciated. Primarily laid to lawn, this expansive space offers plenty of room for family activities. A raised decked seating area is perfect for soaking up the summer sunshine and enjoying the beautiful views, while an additional paved patio seating area ensures ample space for entertaining.

This much-loved family home is ready to welcome its new owners. Don't miss the opportunity to make this delightful property your own!

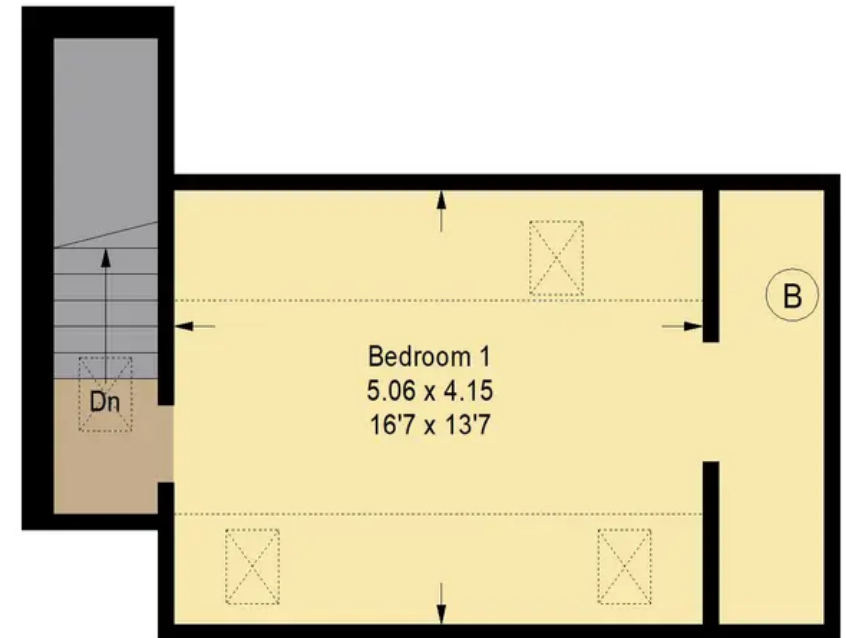




Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft



Ground Floor



Attic

Illustration For Identification Purposes Only. Not To Scale (ID:1103679 / Ref:88631)



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