





**\*Lavish self-built 4 bedroom detached villa!\***

Niall McCabe & RE/MAX Property are delighted to offer to the market this magnificent, self-built 4-bedroom family home. Commanding immediate attention from its handsome exterior to its exquisite & spacious interiors, this home has it all! Designed to an exacting standard by the current owner, this is the first time Number 30 graces the open market. Accommodation comprises; entrance hallway, large lounge, formal dining room, chef's kitchen, utility & W.C, 4 double bedrooms, 3 bathrooms & wrap around gardens – ideal for entertaining.

Ross Court is situated within the village of Addiewell, West Lothian. It enjoys a tranquil setting on the edge of the village, surrounded by open countryside. Addiewell has excellent road links to the M8, M9 and A71 and a train station with regular services running to Edinburgh and Glasgow. The village has some local amenities, a post office, two primary schools and a good bus service. Nearby West Calder boasts a wider range of amenities including medical and dental practices, shops, restaurants and bars.

Freehold

Council Tax Band E

Factor Fee – N/A

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: E

Tenure: Freehold

### Entrance Hallway

14' 8" x 6' 11" (4.47m x 2.12m)

Gorgeous entrance hallway, which has been beautifully redecorated in a light, bright palette with complimenting Oak flooring. From here you access the lounge on the right, and the kitchen ahead.

### Lounge

20' 8" x 13' 5" (6.29m x 4.08m)

A spacious and inviting lounge, bathed in natural light from a stunning front bay window. The room boasts a lovely feature wall that adds character, while the open layout seamlessly connects to the dining room, creating an ideal space for both relaxation and entertaining.

### Dining Room

10' 10" x 10' 9" (3.31m x 3.28m)

A sophisticated formal dining room with a moody, luxurious colour palette that exudes elegance. This stylish space offers serene views of the rear garden and provides convenient access to the kitchen, perfect for hosting memorable dinners in a refined setting.

### Kitchen

17' 1" x 12' 11" (5.21m x 3.93m)

A bespoke dark Walnut kitchen featuring striking contrasting worktops and a charming central breakfast bar island. With lovely patio doors opening onto the garden, this kitchen is both stylish and functional, offering ample workspace and a full array of high-quality appliances.

### Utility Room

10' 5" x 6' 2" (3.18m x 1.87m)

Handy utility space, located just off the kitchen. The room enjoys additional storage space, access to the rear garden/garage and room for laundry appliances.

### W.C

Lovely 2-piece W.C completing the lower-level accommodation and has been finished in a luxurious palette.



### Bedroom 1

17' 2" x 15' 1" (5.23m x 4.60m)

The principal bedroom boasts a vibrant colour palette, plush carpeting, and abundant natural light from large windows. With fitted storage adding both style and practicality, this room is a bright and inviting retreat.

### En-Suite

9' 5" x 5' 6" (2.86m x 1.67m)

A stunning en-suite shower room featuring a beautiful shower enclosure, dual curved wash hand basins, and a sleek W.C., combining luxury with modern elegance.

### Bedroom 2

13' 6" x 12' 8" (4.12m x 3.85m)

Bedroom 2 is a spacious double room with dual front windows, dual fitted storage cupboards, and calming décor, creating a serene and well-organized space.

### Bedroom 3

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom 3 is a spacious double with a chic feature wall, fitted storage, and a large rear window, offering style and comfort with plenty of natural light.

### Bedroom 4

12' 6" x 7' 11" (3.81m x 2.42m)

Gorgeous 4th bedroom set up as a single/home office, again finished in a calming neutral palette with pretty views over the rear and fitted storage cupboards.

### Family Bathroom

11' 6" x 7' 8" (3.50m x 2.33m)

A bespoke 4-piece family bathroom adorned with elegant marble tiles, featuring a large walk-in shower, a luxurious freestanding Jacuzzi bathtub, and a stunning sink and W.C.

### Exterior

This gorgeous wrap-around garden features a sun-soaked rear with a well-manicured lawn, patio, and decked terrace. The front offers a lovely lawn with lush planting and a multi-car Monoblock driveway leading to the garage.





GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR 71.8 m<sup>2</sup> FLOOR 1 87.6 m<sup>2</sup>  
 TOTAL : 159.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 71.8 m<sup>2</sup> FLOOR 1 87.6 m<sup>2</sup>  
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**RE/MAX Property**

Remax Property, Remax House - EH54 6TS

07940 230896 • [nmccabe@remax-scotland.net](mailto:nmccabe@remax-scotland.net) • [www.remax-livingston.net](http://www.remax-livingston.net)



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