



14b Main Street, Stoneyburn

Offers Over £75,000



## 14b Main Street, Stoneyburn

Welcome to Main Street, Stoneyburn, a recently refurbished and beautifully transformed ground-floor flat that offers stylish, contemporary living in a central yet surprisingly peaceful village setting. Forming part of a traditional building that has been thoughtfully reconfigured into residential accommodation, this home benefits from solid construction and generous proportions, creating a sense of privacy and quiet that is immediately noticeable once inside.

You enter the property through a small porch-style hallway, providing a practical buffer from the street before opening directly into the main living space. From the first step inside, the home feels cohesive, modern and intentionally styled.

The open-plan living, dining and kitchen area is the true heart of the property and has been finished with a strong focus on tone, texture and flow. Warm, wood-effect flooring runs seamlessly throughout, grounding the space and adding softness against the contemporary finishes. The walls are painted in soft neutral hues, allowing the darker furniture and fittings to stand out without overwhelming the room.

The living area is anchored by deep charcoal and black tones, creating a cosy yet modern atmosphere. A generous sofa layout fits comfortably within the space, with room for additional occasional furniture and a media unit. A vertical black feature panel adds depth and contrast, subtly zoning the living area and giving the room a designer feel. Pendant lighting overhead introduces a modern industrial edge while keeping the space warm and inviting.



The kitchen is sleek and stylish, finished in high-gloss grey cabinetry that reflects light and enhances the sense of space. Integrated appliances maintain a clean, streamlined look, while the grey tiled splashback adds texture and visual interest without distracting from the overall aesthetic. A long breakfast bar with a light-toned worktop creates a natural divide between kitchen and living areas and comfortably accommodates bar stools, making it ideal for casual dining, entertaining, or working from home. Matte black accessories and fittings tie in beautifully with the darker accents used throughout the flat.

Moving through the property, a short inner hallway leads to the bathroom and bedroom, subtly separating the social living space from the more private areas of the home.

The bathroom, located on the right-hand side, is striking in both colour and finish. Dark, high-gloss wall panels create a bold, contemporary backdrop, instantly giving the space a luxury, hotel-style feel. These are perfectly contrasted by the crisp white sanitaryware, including a full-sized bath with an overhead shower. The black mosaic-style flooring adds texture underfoot and ties in seamlessly with the darker wall finishes, while recessed lighting keeps the room bright and polished.

To the rear of the property, the double bedroom offers a calm and restful retreat. Decorated in warm taupe and earthy tones, the space feels grounded and relaxing. A statement upholstered bed frame in a deep charcoal shade anchors the room, while soft green textiles and layered cushions introduce warmth and subtle colour. There is excellent space for bedside furniture and storage, and mirrored wardrobes enhance both practicality and light within the room. Soft lighting and thick curtains further add to the sense of comfort and privacy.

Externally, residential parking is available to the rear of the building, offering everyday convenience for resident.



Situated directly on Main Street, this property enjoys a highly convenient position within Stoneyburn, with local amenities just a short walk away. Primary schooling, a pharmacy, convenience stores and everyday services are all close at hand, making this an ideal location for first-time buyers, downsizers or buy-to-let investors. Public transport links are easily accessible, while nearby road connections provide straightforward travel to surrounding towns and the wider West Lothian area.

Despite its central location, the property benefits from a surprisingly quiet internal environment, thanks to the building's solid construction and rear-set bedroom position.

Finished in true walk-in condition, this home offers a stylish, low-maintenance home where every detail has been carefully considered. Early viewing is highly recommended to fully appreciate the quality, finish and lifestyle on offer.

Home Report Value- £80,000

EPC - F

Council Tax Band - A

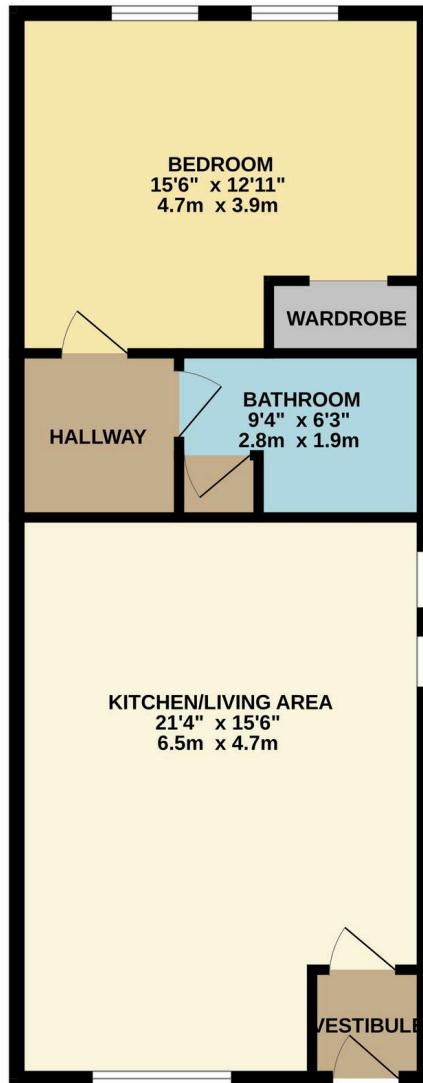
Square Ft 57m<sup>2</sup>

Included in sale, lights, blinds, integrated goods

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GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

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