



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**13 Burnhouse Drive**

DECHMONT, WEST LOTHIAN, EH52 6NA

# THE LOCATION

WEST LoTHIAN



Dechmont is a small village located near Uphall. Local amenities include a local Post Office, a coffee shop, and an infant/primary school.

More comprehensive shopping can be found in the village of Uphall or a wider variety including ASDA, Walmart, and McArthur Glen Designer outlet. In Livingston, you can find almost everything that is needed. Deer Park Golf and Country Club and Uphall Gold club are all within walking distance.

The M8 motorway network is close by, making this an ideal commuter base for both Edinburgh and Glasgow. Uphall train station is also only a few miles away providing regular trains to both Edinburgh and Glasgow.



# 13

## BURNHOUSE DRIVE



McEwan Fraser Legal is delighted to bring to the open market this four-bedroom detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space. Upon entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different furniture configurations, the dining area provides excellent space for more formal dining. Access the conservatory can also be found in the dining area. The conservatory is the perfect place to unwind after a hard day's work. The kitchen comes with floor to ceiling units, hob, hood, double oven, integrated fridge, space for washing machine, generous worktop space, and access to the back garden.

The bathroom comes with a walk-in shower from mains, wash hand basin and WC.

There are four good sized bedrooms all bright and airy and all allowing for free standing furniture, some also benefit from built-in storage. Bedroom one also benefits from an en-suite with walk-in shower, wash hand basin and WC.

Externally from the garden is a mixture of Monoblock and lawn and driveway for off-street parking. The large secure back garden is mostly laid to lawn with greenhouse.

The property also benefits from gas central heating, double glazed windows, single garage with power and light, and store to the back of the garage.

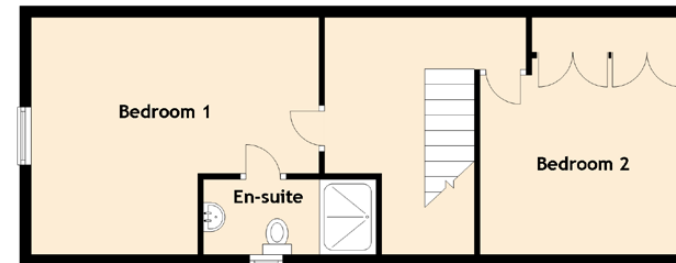
Early viewing is highly recommended.





# SPECIFICATIONS

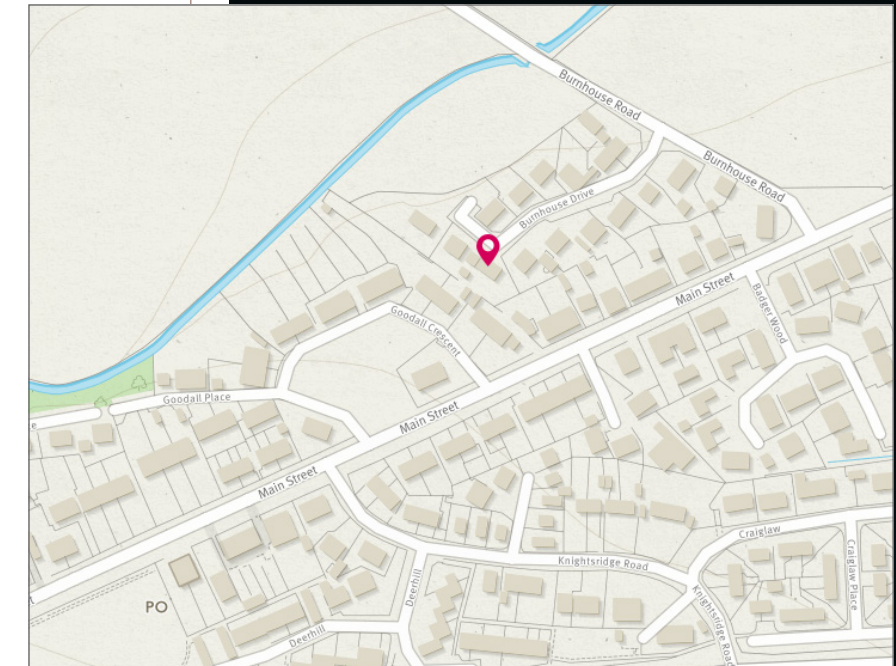
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.30m (27'3") x 3.00m (9'10")
Conservatory	3.70m (12'2") x 2.50m (8'2")
Kitchen	4.30m (14'1") x 2.70m (8'10")
Bedroom 1	5.00m (16'5") x 4.10m (13'5")
En-suite	3.00m (9'10") x 1.30m (4'3")
Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bedroom 4	3.70m (12'2") x 3.00m (9'10")
Shower Room	2.40m (7'10") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 147m<sup>2</sup> | EPC Rating: E






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Text and description  
**GRAEME NIMMO**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
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Designer