

1 St James Place

THREEMILETOWN, WEST LOTHIAN, EH49 6NE



A unique lower ground flat blending historical charm with modern amenities. Housed in a late 1800s conversion, this home features period details with stunning views.



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McEwan Fraser Legal is thrilled to bring St James Place to the market. Discover the perfect blend of historical charm and contemporary living in this exquisite apartment, part of a beautifully converted property dating back to the late 1800s. Retaining many period features while offering all modern amenities, this unique home benefits from gardens at both the front and rear, providing stunning open views all around.

THE LIVING ROOM



Upon entering, you are greeted by a welcoming hall that grants access to all rooms within the home. The living room is a bright and inviting space, featuring a stunning bay window that floods the area with natural light. The clean and fresh décor enhances the room's appeal, making it the perfect spot to relax or entertain guests.

THE KITCHEN



Further into the property, the sleek, modern kitchen is designed with both style and functionality in mind, while providing access to the rear garden. It is spacious enough to accommodate a dining table, making it ideal for casual meals and entertaining. The kitchen also offers breathtaking views, adding a charming backdrop to your culinary experiences.

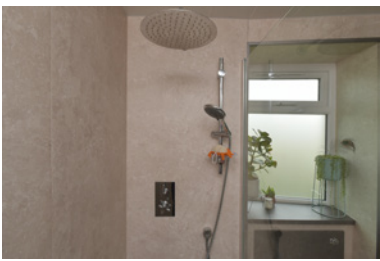
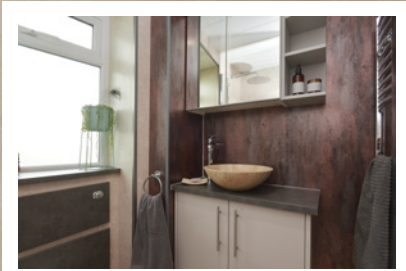




Featuring ample space, the double bedroom easily accommodates a wardrobe and additional furniture. Combining comfort with practicality, it offers a serene retreat for rest and relaxation.

The contemporary bathroom benefits from a walk-in shower, offering a touch of luxury and convenience.

THE SHOWER ROOM



THE BEDROOM



“ | a serene retreat for rest and relaxation



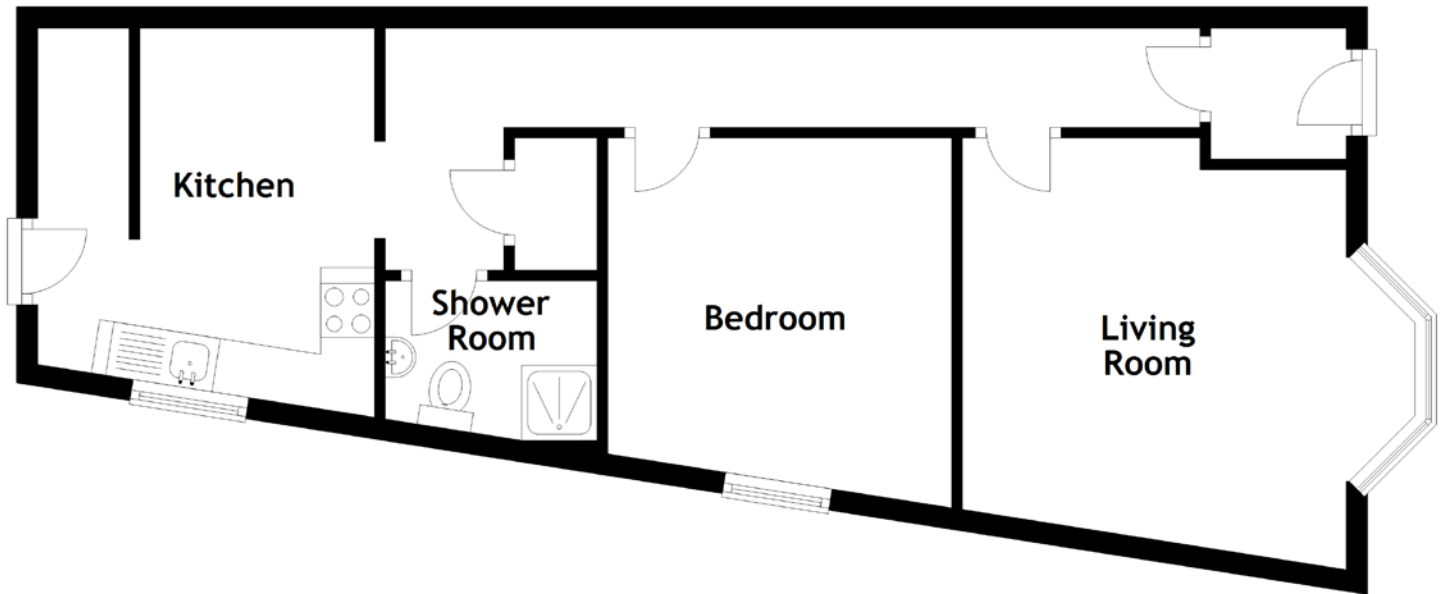
Externally, the property boasts both a front and rear garden. The front garden is secured, providing peace of mind and a perfect outdoor space to enjoy. The rear garden includes access to a log store, perfect for topping up the stove burner and ensuring cosy, warm evenings.

This charming lower-ground flat is rarely available and is perfectly suited to a young couple buying their first home while providing character alongside modern comfort and stunning views.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP

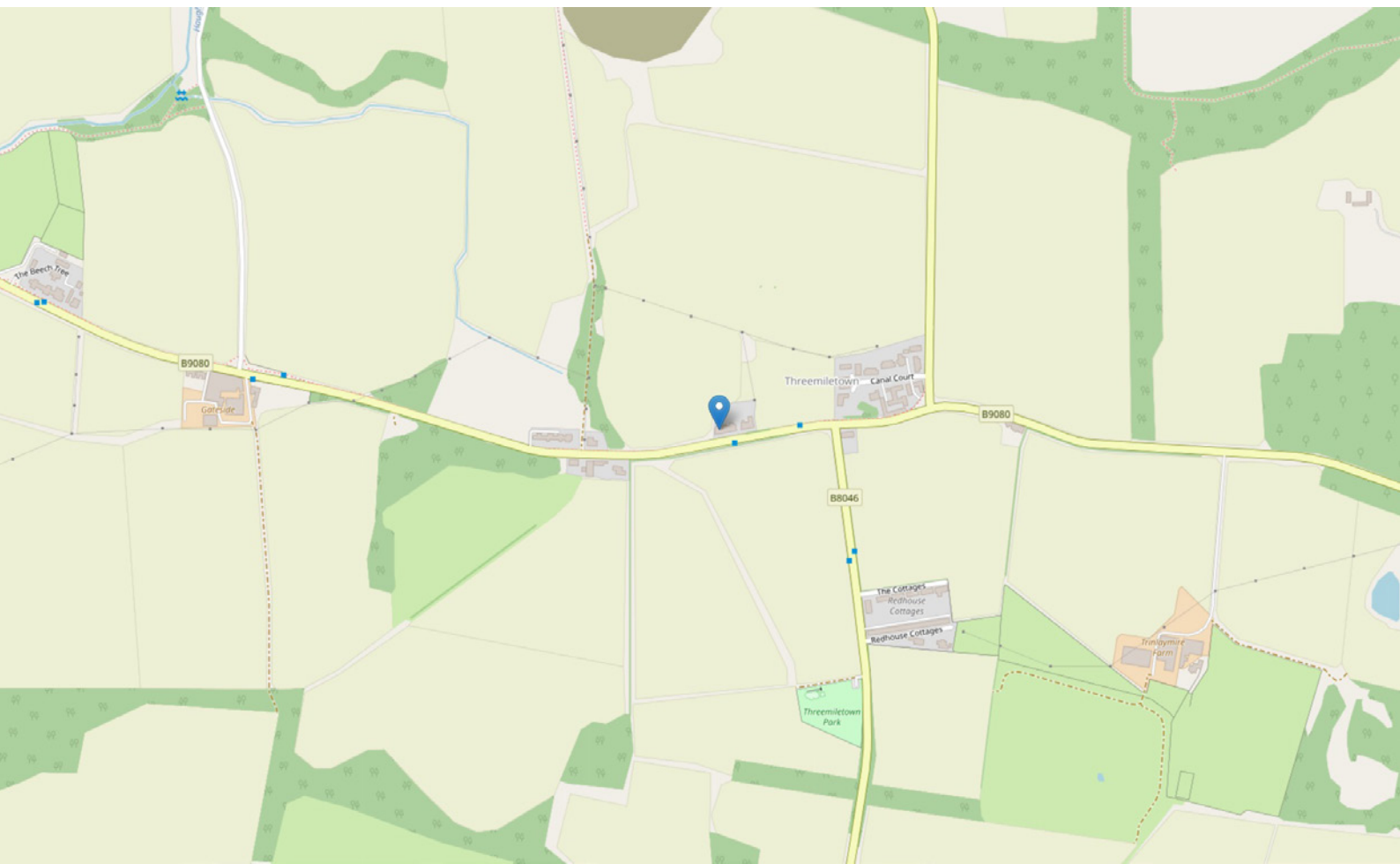


Approximate Dimensions
(Taken from the widest point)

Living Room 3.99m (13'1") x 3.56m (11'8")
Kitchen 3.48m (11'5") x 3.12m (10'3")

Bedroom 3.44m (11'3") x 3.19m (10'6")
Shower Room 1.96m (6'5") x 1.59m (5'3")

Gross internal floor area (m²): 53m²
EPC Rating: D

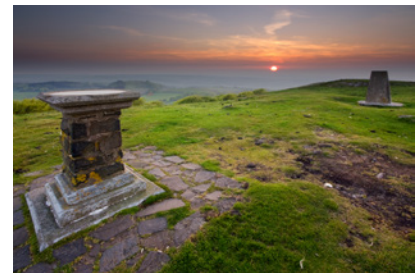


THE LOCATION

Threemiletown is situated in the heart of West Lothian, a region nestled midway between Glasgow and Edinburgh. Known for its blend of modern developments and traditional charm, West Lothian offers a diverse range of living options, from contemporary homes to historic villages and vibrant towns.

Benefiting from its proximity to both bustling shopping hubs and serene countryside. Retail enthusiasts will enjoy shopping in Livingston and charming town centres in Linlithgow, Armadale, Bathgate, Broxburn, Uphall, and Whitburn.

Living in Threemiletown means having the beauty of West Lothian's countryside right on your doorstep, providing ample opportunities for outdoor activities and relaxation amidst picturesque landscapes. Whether you're looking for a blend of modern convenience and rural tranquillity, Threemiletown offers the best of both worlds in one of Scotland's most desirable regions.




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