

**Total: 105 m<sup>2</sup>**  
 1st Floor: 105 m<sup>2</sup>  
 Excluded Areas: Garage: 26 M<sup>2</sup>, Storage: 6 M<sup>2</sup>, Utility: 5 M<sup>2</sup>,  
 Porch: 3 M<sup>2</sup>, Walls: 10 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## DESCRIPTION

Few homes offer such a wonderful connection to their surroundings. Combining spacious single-level living with truly spectacular gardens, this beautiful three-bedroom detached bungalow presents a rare opportunity in today's market.

The living and dining room is undoubtedly the heart of the home. Wonderfully bright and generous in size, large windows allow natural light to pour in, creating a warm and inviting atmosphere throughout the day. Whether relaxing with family, hosting friends or simply enjoying the garden views, this is a space designed to be lived in and enjoyed. Patio doors open directly onto the garden, creating a seamless flow between indoors and out and making the most of the warmer months.

The kitchen strikes the perfect balance between modern style and homely comfort. Finished with crisp white cabinetry and beautiful oak worktops, it feels bright, fresh and welcoming while offering plenty of storage and workspace. A separate utility room adds further practicality and helps keep everyday life running smoothly.

The principal bedroom provides a comfortable retreat, complete with its own en-suite shower room and excellent storage. Two further well-proportioned bedrooms offer fantastic flexibility, whether used for family members, guests, hobbies or home working. A family bathroom with shower over bath completes the accommodation.

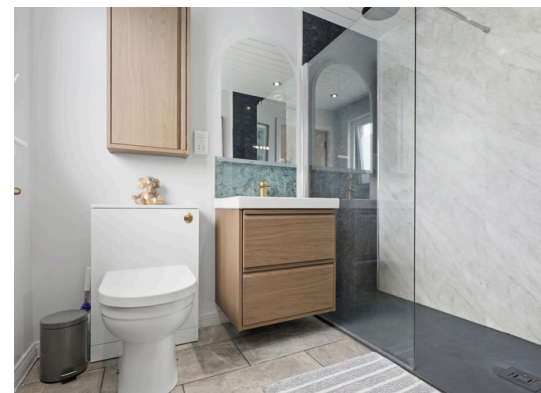
While the interior is undoubtedly impressive, it is the garden that truly sets this home apart. Thoughtfully landscaped and beautifully maintained, it feels like stepping into your own private sanctuary. Colourful flowers, mature shrubs, established planting and winding pathways create interest and beauty at every turn, while two charming ponds add to the sense of calm and tranquillity. It's the kind of garden that invites you to slow down, enjoy your surroundings and lose yourself amongst nature.

Adding even more appeal is a detached garden outbuilding, providing the perfect space for a peaceful retreat, reading room, hobby space, home office or simply a quiet place to enjoy a morning coffee surrounded by greenery. A substantial garage and excellent storage throughout further enhance the practicality of this wonderful home.

Homes such as this are becoming increasingly difficult to find. Combining spacious single-level living, a truly exceptional garden and a warm, welcoming feel throughout, this is a property that offers not just a place to live, but a lifestyle to enjoy for years to come.

### Key Features

- Charming three-bedroom detached bungalow
- Beautifully established private gardens
- Stunning outdoor space with two ponds
- Bright and spacious living and dining room
- Patio doors leading directly to the garden
- Separate utility room
- Principal bedroom with en-suite shower room
- Family bathroom with shower over bath
- Detached garden retreat/outbuilding
- Substantial garage and excellent storage
- Peaceful setting with a wonderful sense of privacy



## LOCATION

Manse Grove enjoys a peaceful position within the well-established West Lothian village of Stoneyburn, offering a welcoming community atmosphere and excellent everyday convenience. The village benefits from a range of local amenities, including shops, schooling and recreational facilities, while the larger towns of Livingston, Bathgate and Whitburn are all within easy reach, providing an extensive selection of retail, dining and leisure options.

The area is particularly well suited to commuters, with excellent transport links via the nearby M8 motorway, offering straightforward access to both Edinburgh and Glasgow. Surrounded by attractive countryside and green spaces, Stoneyburn provides the perfect balance of village living and connectivity, making it a popular choice for families, professionals and first-time buyers alike.

