



49 Main Street, Stoneyburn, Bathgate, EH47 8AU

Detached five-bedroom villa benefiting from a flexible floorplan and well kept grounds

- **Bright Livingroom**
- **Sitting room with feature fireplace**
- **Modern kitchen with off utility room**
- **Three large ground floor bedrooms**
- **Family bathroom**
- **Master bedroom on the attic floor with en suite**
- **Further bedroom on attic floor**
- **Private well-maintained gardens surrounding the villa**
- **Large driveway**

Location

The former manse is located within the traditional mining village of Stoneyburn.

Local amenities include: Post office, pharmacy, primary school, supermarkets and a hairdresser

Further amenities can be found in nearby popular towns including Livingston and Bathgate.

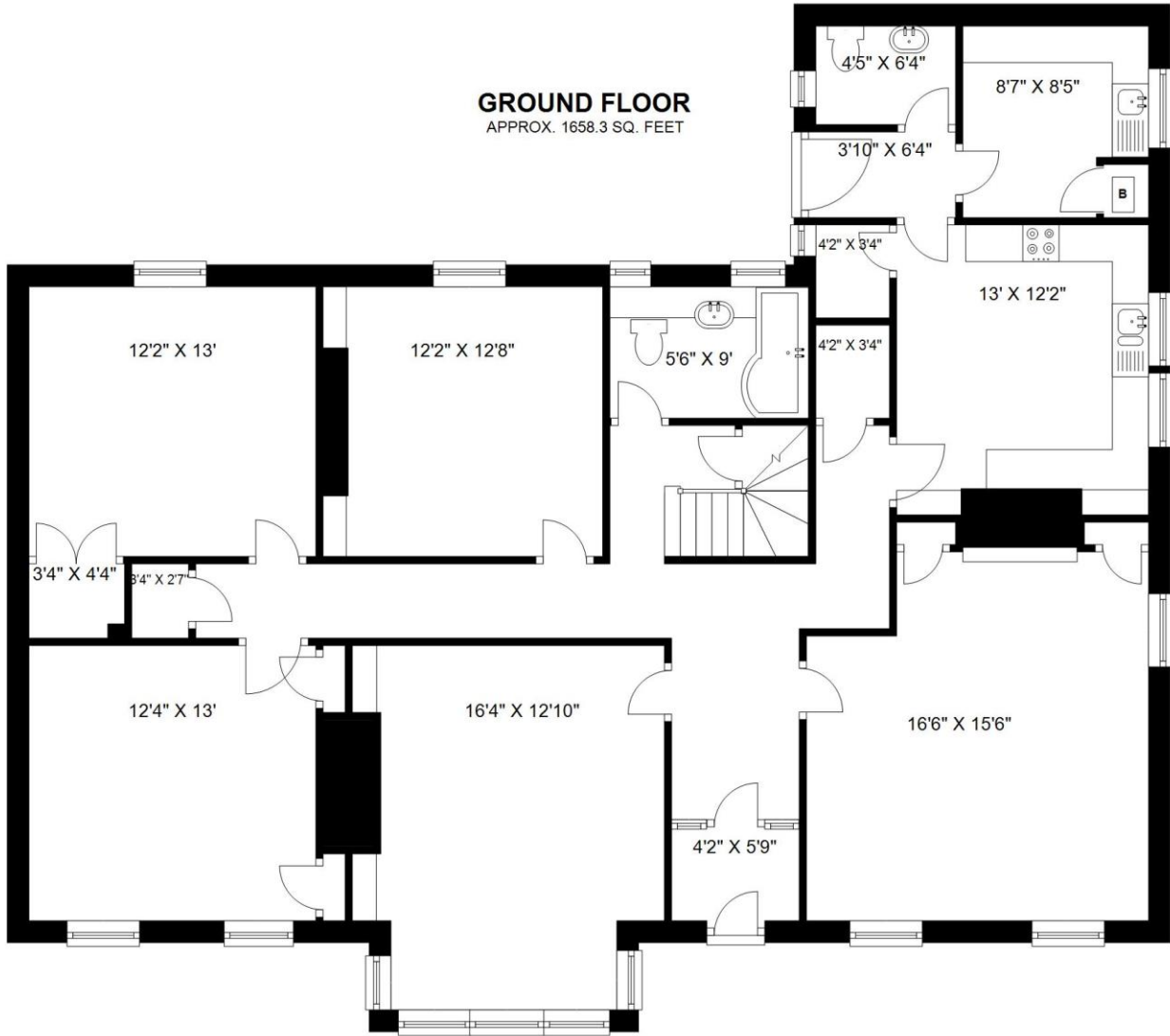
Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

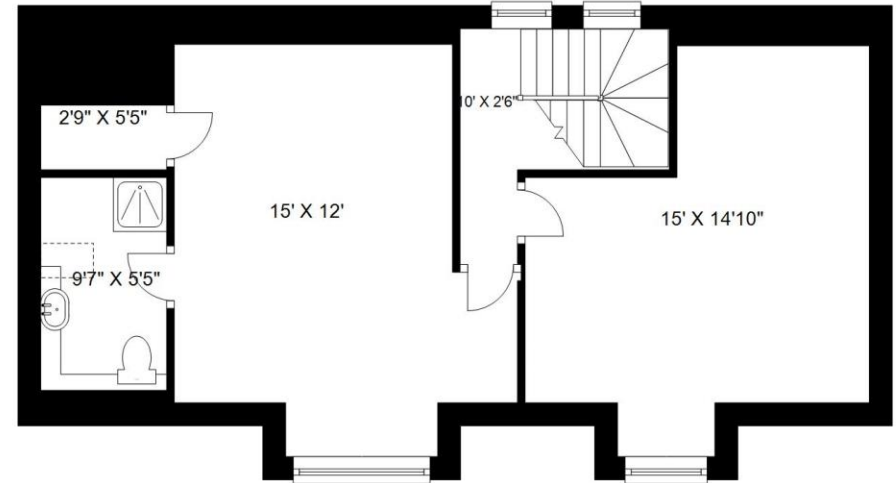




GROUND FLOOR
APPROX. 1658.3 SQ. FEET



FIRST FLOOR
APPROX. 555.1 SQ. FEET





Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC010129