

Windy Willows

33 WESTCRAIGS ROAD, BLACKRIDGE, WEST LOTHIAN, EH48 3AQ



CHARMING 4 BED DETACHED HOME WITH
GREAT GROUNDS AND LARGE DRIVEWAY



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McEwan Fraser Legal is proud to present Windy Willows – a rarely available and deceptively spacious stone-built detached home, peacefully set along the ever-popular Westcraigs Road in the village of Blackridge.

From the moment you arrive, the home makes a lasting impression. A handsome stone façade, elegant dual bay windows, and a wide driveway offering space for multiple vehicles all combine to create a welcoming entrance.

Upon stepping inside, you're greeted by a bright, central hallway that introduces the sense of space and comfort found throughout. The staircase ahead leads to the upper level, while built-in storage provides everyday practicality.

Moving through the home, the first main reception space is a generously sized living room, beautifully lit by large windows and offering ample space for both family gatherings and quiet relaxation. The room's traditional charm blends effortlessly with a calm, contemporary feel.





The open-plan kitchen and dining area forms the heart of the home – a sociable, well-planned space perfect for everything from daily family life to weekend entertaining. Modern fittings, generous work surfaces, and direct access to the garden make this a truly functional and enjoyable space to spend time.

Adjacent to the kitchen is a handy utility area that keeps appliances and laundry neatly tucked away, alongside a convenient guest WC and access to the rear of the property.



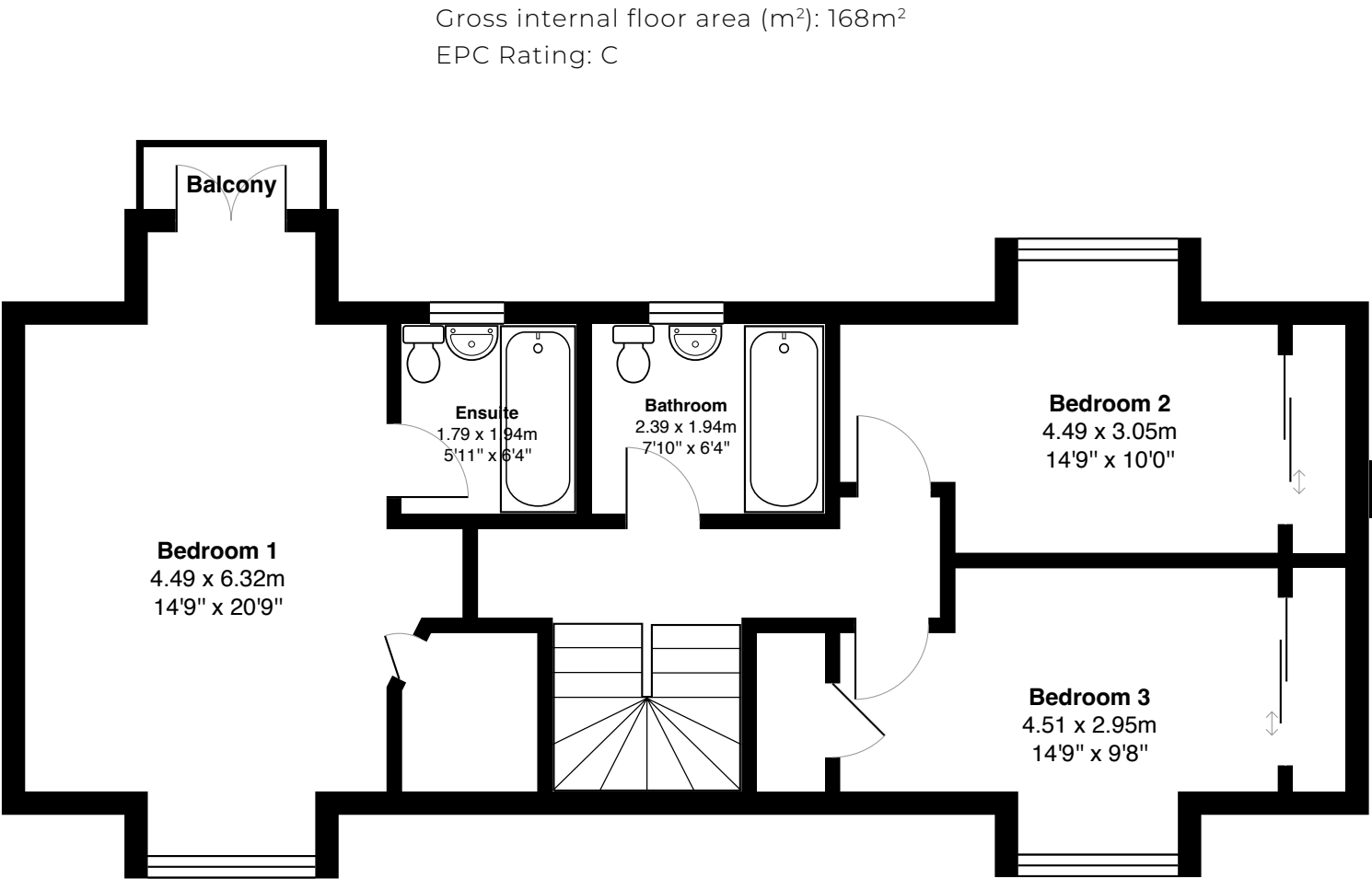
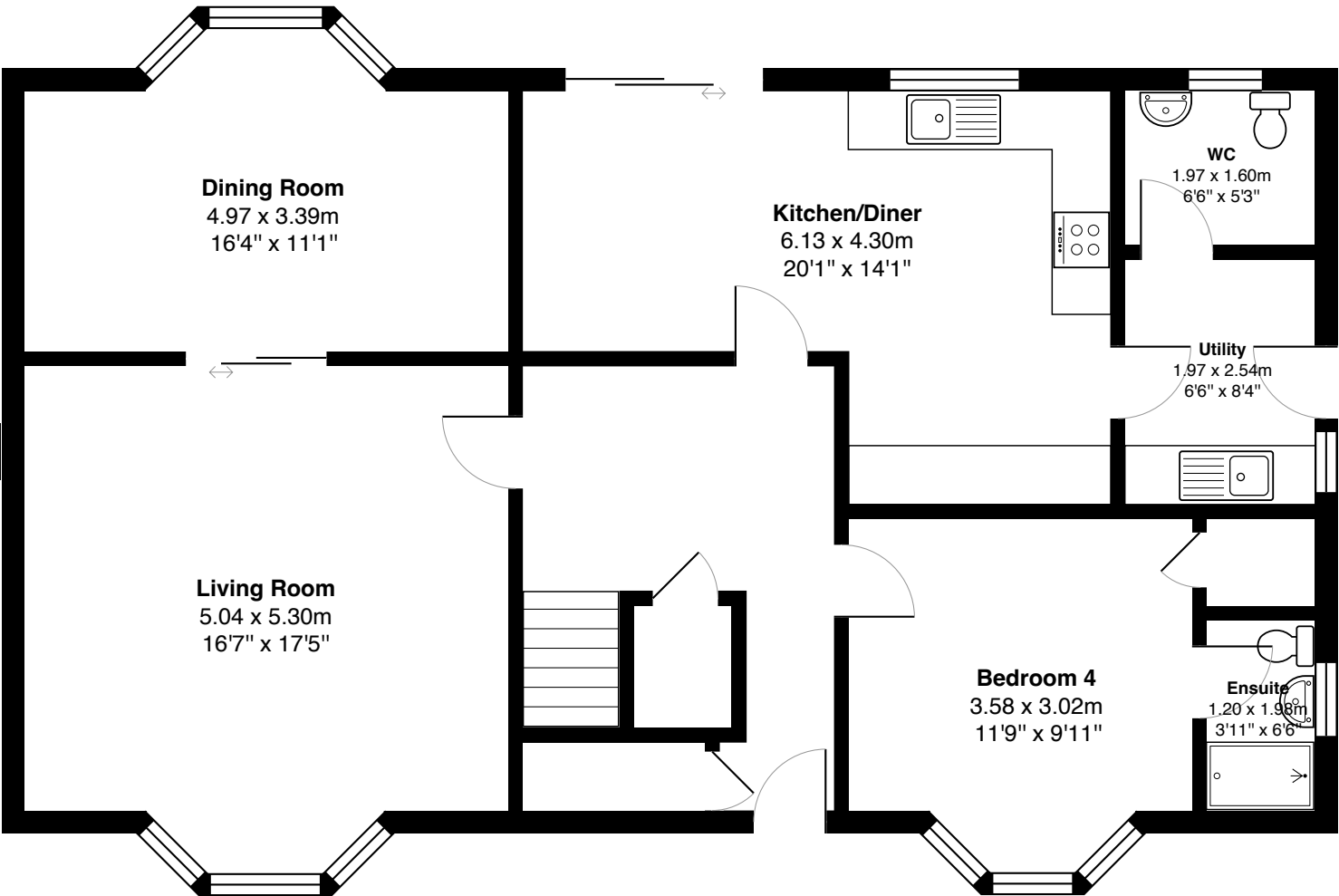
Also on this level is a spacious double bedroom complete with a stylish en-suite shower room – an ideal arrangement for guests, older family members, or adaptable use as a home office or creative space.



Moving upstairs, the accommodation continues with a generous principal bedroom featuring plenty of space to relax and unwind, along with its own private en-suite. The en-suite includes a beautiful skylight above the bath, allowing you to lie back and enjoy a tranquil view of the sky – the perfect setting to relax. The bedroom also boasts a balcony, ideal for morning coffee and enjoying views over the garden.

Two further bedrooms offer flexible options for children, guests, or home working, all served by a sleek and well-appointed family bathroom – which also enjoys a stunning skylight feature, bathing the space in natural light and offering a peaceful view skyward.





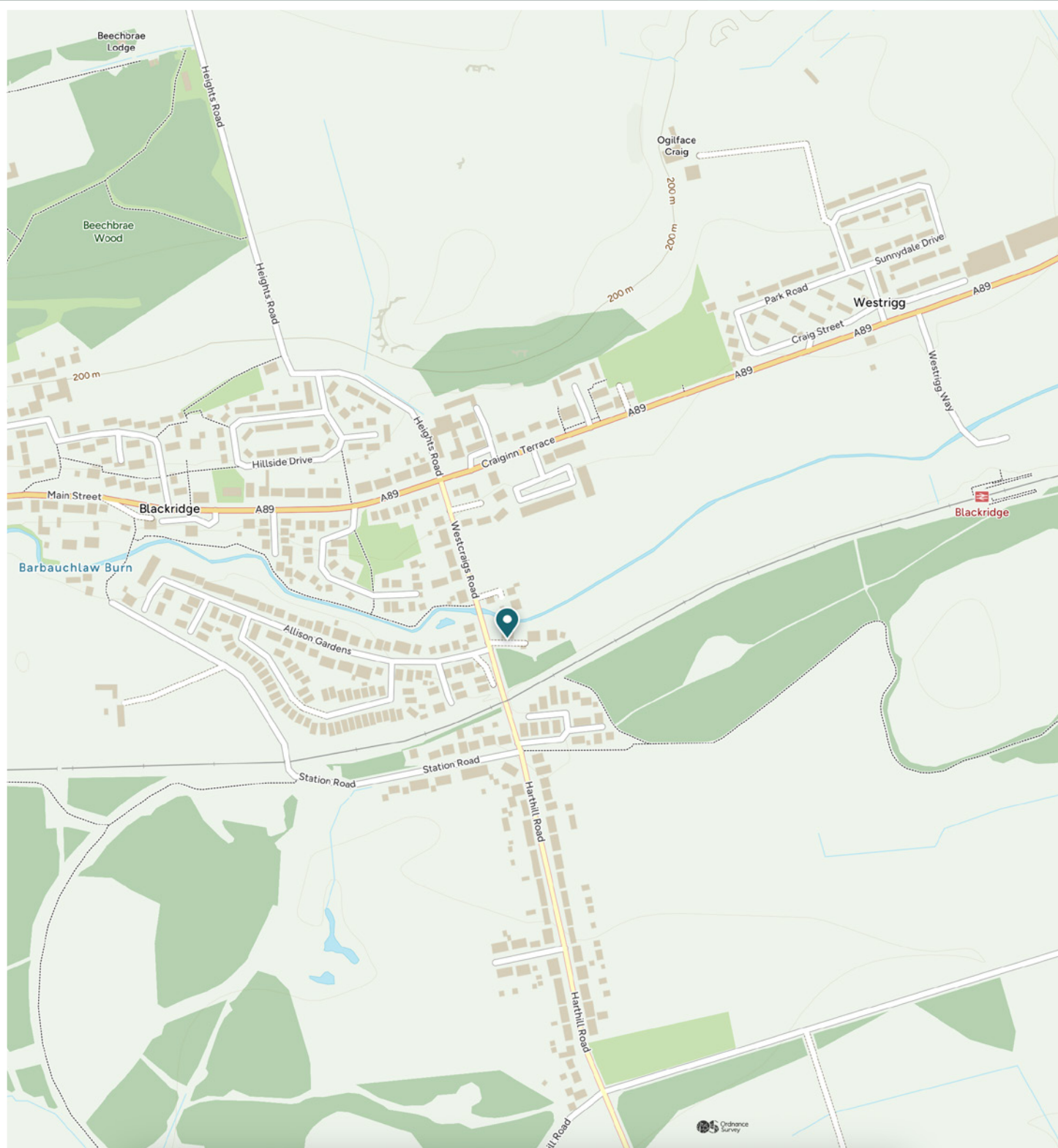
Gross internal floor area (m²): 168m²
EPC Rating: C



Outside, Windy Willows truly shines. The large wraparound garden is both private and full of potential – a peaceful setting for outdoor living, gardening, or play. A raised deck at the rear offers an ideal spot for enjoying morning coffee or warm summer evenings, with the soft soundtrack of the nearby river adding to the tranquillity. A detached garage further enhances the property's flexibility, providing excellent storage or workshop options.

Well positioned within easy reach of local amenities, Blackridge train station, and major routes to Bathgate, Livingston and Edinburgh, Windy Willows offers the rare combination of countryside calm with commuter convenience.

This is a home with true character, thoughtful design, and space to grow – ready to welcome its next chapter.'



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