

Property Connections



Estate Agent

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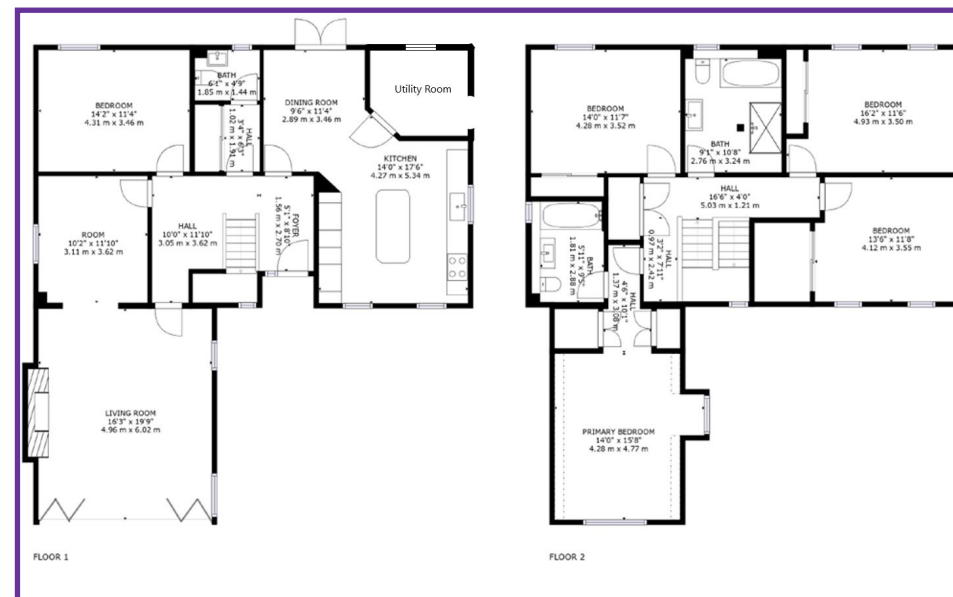
12 West Harwood Crofts, West Calder

Niall McCabe & Property Connections are proud to bring to the market this truly beautiful 5 bedroom detached croft. Perfectly nestled within one of West Lothians premier addresses & within 3 acres of mature land, the property offers the ideal rural retreat and is the ideal multi-generational family home for years to come. Encompassed within the plot, there is also a gorgeous 1 bedroom detached bungalow, treble garage with 1st floor living area and a tarmacked driveway, with ample parking. Internally, both properties enjoy beautiful décor, high-end finishings & bespoke accents – and are both in true 'turn-key' condition.

Stepping into the impressive main house, you are greeted by the main hallway, which offers stunning double height ceilings, fresh décor, luxurious flooring & access to all of the lower accommodation. The formal lounge/diner is located on the left-hand side and benefits from having Bi-folding doors which enjoy views over the front grounds and floods the room with copious amounts of natural light. There is also a custom-built electric fire unit, with space for a sound bar & television – thus creating a magnificent focal point for the room, from here there is a pretty archway leading onto the dining area – which is currently set up as a playroom. At the opposite end of the hallway, here you enter the gorgeous kitchen/dining room, offering a gorgeous slate grey kitchen, this certainly has been designed as the 'hub' of this family home. The room offers a selection of integrated appliances, space for a dining table – with patio doors onto the rear courtyard and access to the handy utility room, which offers additional laundry space.

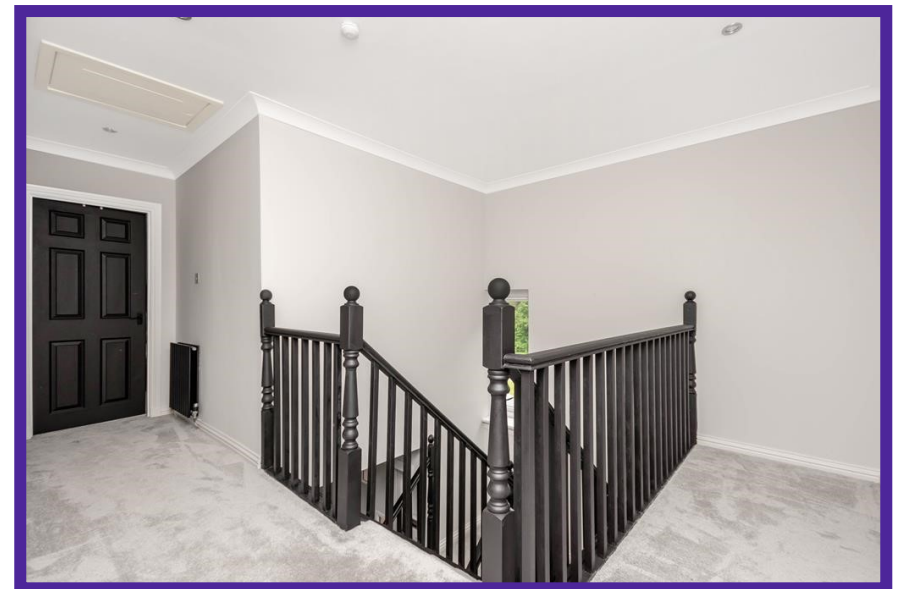
On the ground level here the 5th bedroom sits, which could be used flexibly depending on the individual purchaser – it's a very spacious room with plush carpeting, cool décor & a large window. There is also a large storage area with custom built solution and access to the brand-new W.C – which offers attractive flooring & a glazed window.

On the upper level, there are 4 bedrooms. All of which are of vast proportions and enjoys plush carpeting and newly updated décor. The master bedroom offers dual aspect windows over the surrounding land, custom designed storage and access to the brand new & bespoke designed en-suite bathroom. The remaining 4 bedrooms all fan off the hallway, offering built-in storage & breath-taking views. The principal bathrooms boasts an elegant 4-piece suite, which is perfectly complimented with gorgeous coffee coloured floor & wall tile design.





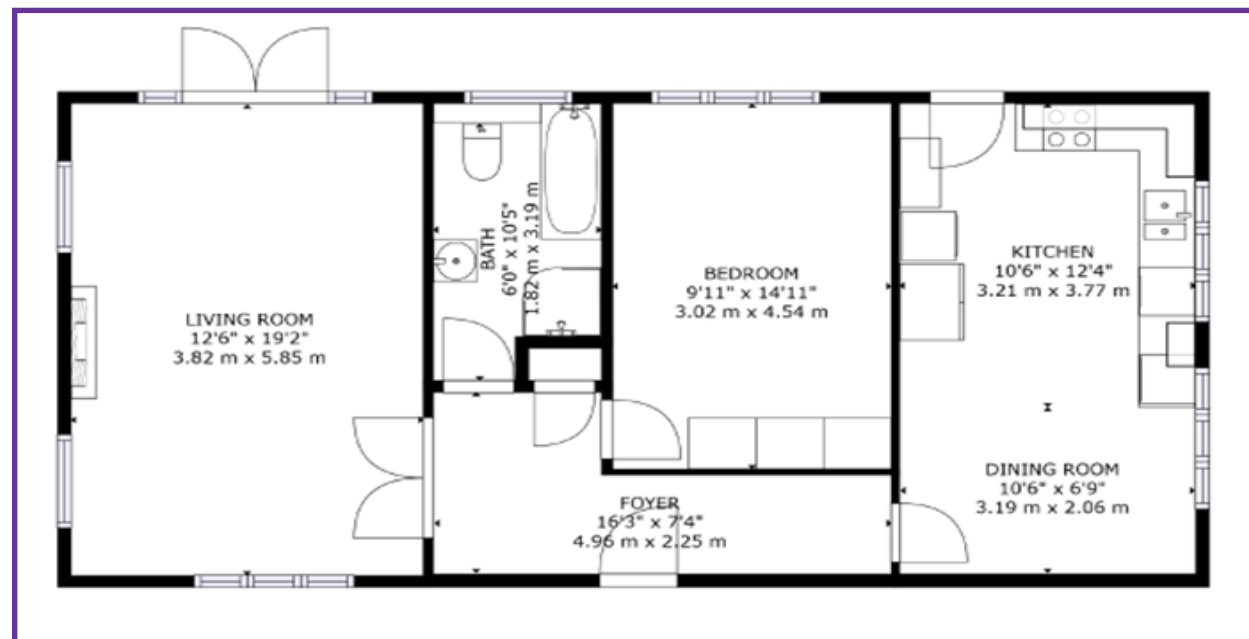




The detached bungalow has also been fully modernised internally and offers exceptionally spacious accommodation. There is a lounge which spans the entire width of the property, complete with dual aspect views over the grounds and patio doors onto the green space. The kitchen area benefits from having a wide range of base & wall mounted units, space for dining furniture and space for freestanding appliances. The remaining accommodation consists of a spacious bedroom decorated in modern tones and a 4-piece family bathroom.

Located across the tarmacked driveway, there is a detached multi-car garage with excellent storage space & a stairway leading to the upper level which has been finished with lovely hardwood flooring and neutral décor. There is a large bedroom and a further room which would make a lovely lounge, gaming area or home gym.

Finally, the property has 3 acres of mature greenery, woodland sections and has been planned with meticulous detail, and for optimum privacy. There is space for outdoor entertaining and ample room for several vehicles to be parked.









**Whilst the above particulars are believed to be correct,
they are not warranted and to do not form part of any contract.**





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