



# 105 The Glebe, West Calder

Fixed Price £225,000





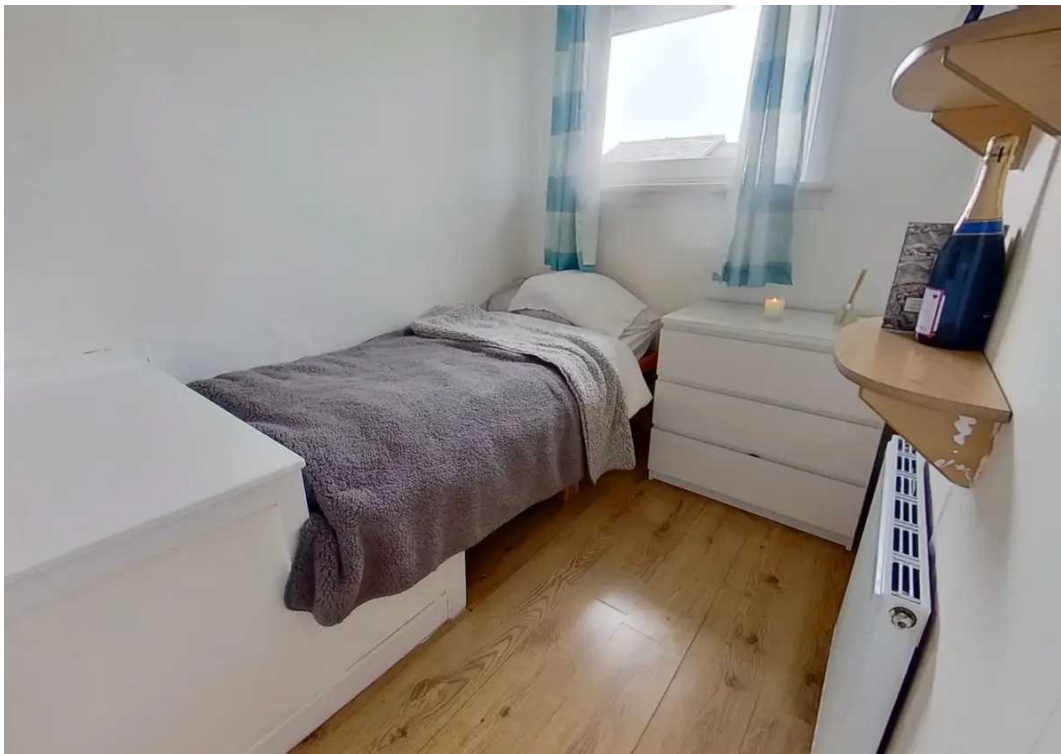
# 105 The Glebe

West Calder, West Calder

Three Bedroom Semi Detached Villa with detached garage and driveway for several cars.  
Tenure: Freehold

- Modern Kitchen with all Appliances
- Modern Bathroom with mains shower
- Detached Garage
- Driveway for Several Cars
- Close to the well respected primary and second schools
- Close to the train station







### Hall

Access through UPVC/opaque double glazed door into hall. Fitted carpeting through hall, stairs and landing. Radiator, stainless steel banister. Door to lounge.

### Lounge

13' 2" x 11' 6" (4.01m x 3.51m)

Stylish sitting room with front facing window, American style venetian blinds, curtains and pole. French doors to fitted kitchen/dining room. Double doors to understairs cupboard housing electric switchgear. Laminate flooring radiator.

### Fitted Kitchen/Dining Room

16' 3" x 10' 6" (4.95m x 3.20m)

Modern kitchen fitted with base and wall mounted units, ceramic hob with glass splashback, extractor hood, 1.5 bowl stainless steel sink, side drainer and shower mixer tap, high gloss worktops and matching splashbacks. The washing machine, American style fridge/freezer, dishwasher and tumble drier are included in the sale but are not warranted. French doors to rear patio and garden beyond. American style venetian blind. Rear facing window with roller blind. Laminate flooring, radiator, downlighters.

### Upper Landing

Doors to bedrooms and bathroom. Side facing window with roller blind. Hatch to loft.

### Bedroom One

11' 8" x 9' 6" (3.56m x 2.90m)

Front facing window with curtains and pole. Wall to wall fitted wardrobes comprising double hanging rails, shelves and lighting concealed behind sliding doors, one mirrored. Fitted carpet, radiator.

### Bedroom Two

9' 7" x 9' 0" (2.92m x 2.74m)

Double bedroom with rear facing window and roller blind. Shelved cupboard. Laminate flooring, radiator.

### Bedroom Three

8' 2" x 6' 5" (2.49m x 1.96m)

Good sized third bedroom with front facing window and





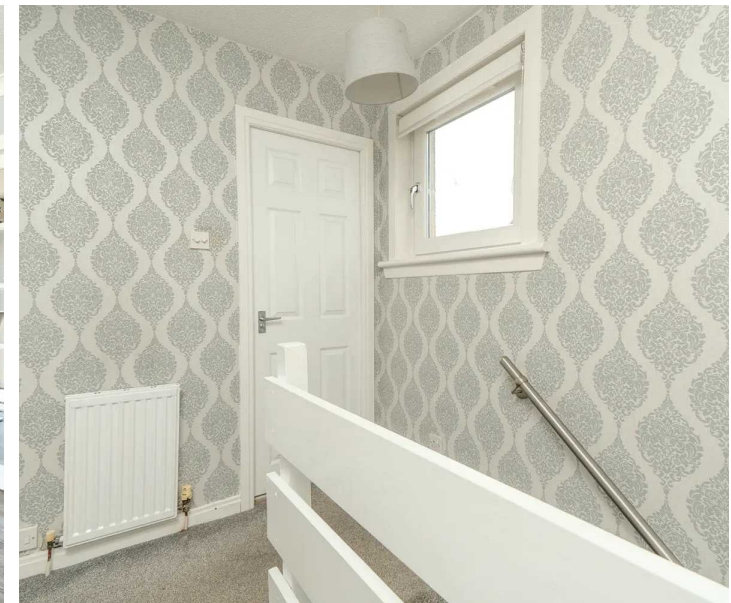
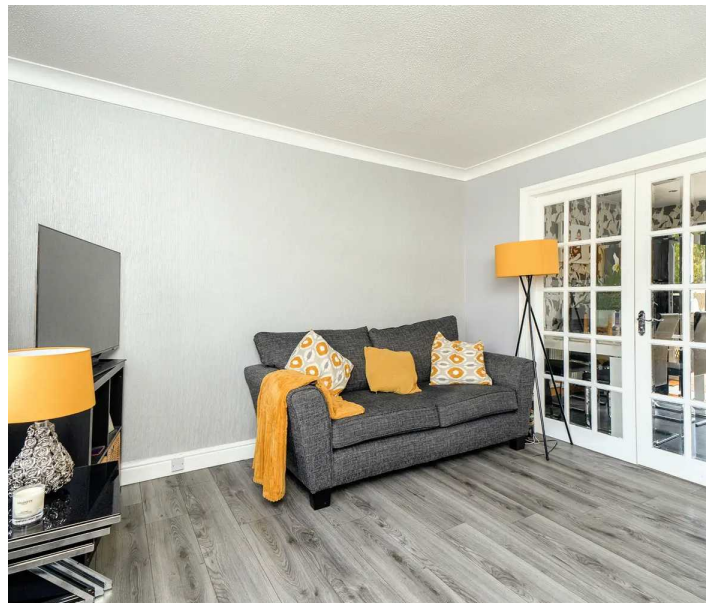
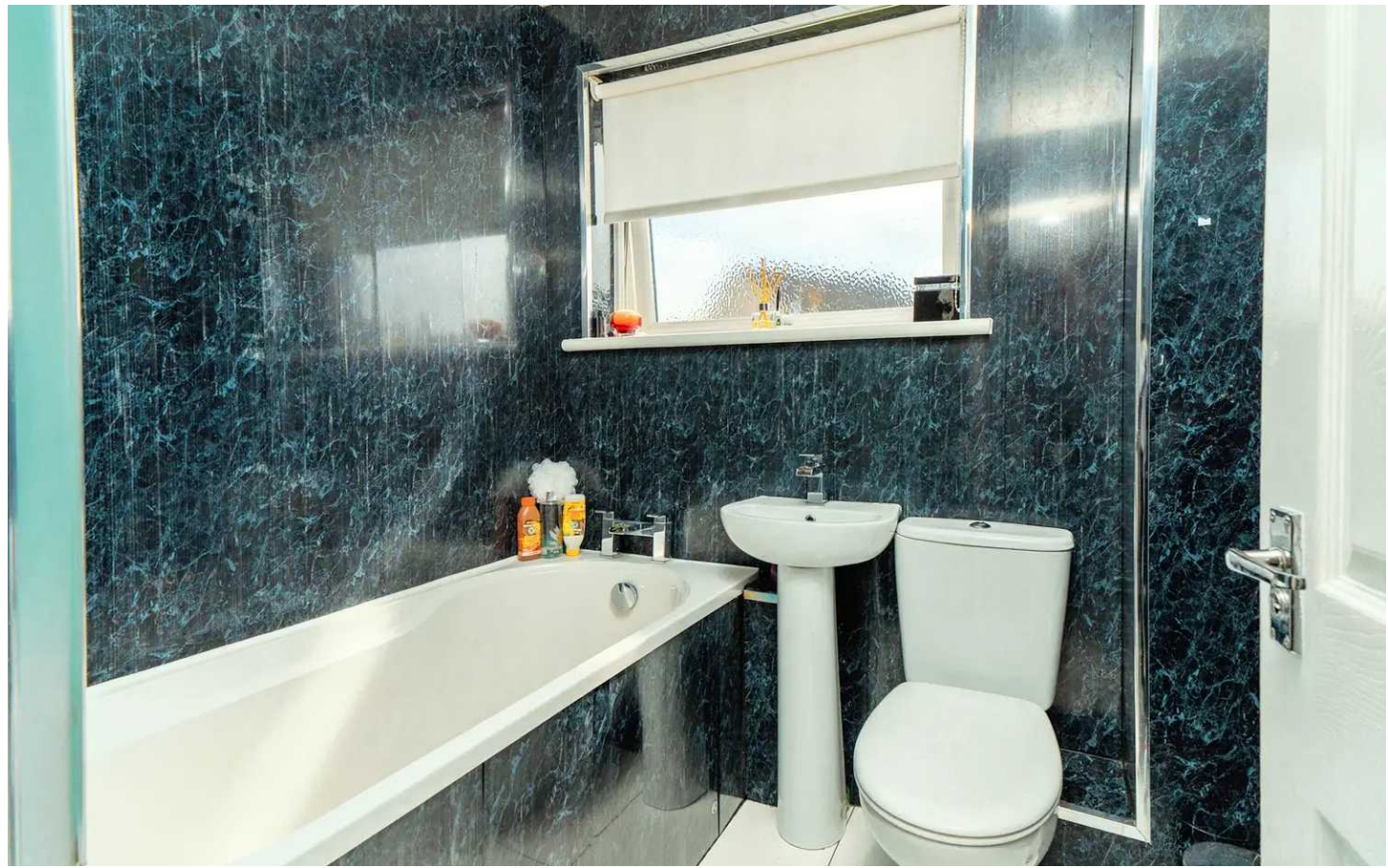
## GARDEN

Easily maintained gardens to front and rear, mainly laid to lawn. The fully enclosed rear garden has two suntrap patio areas, one decked.

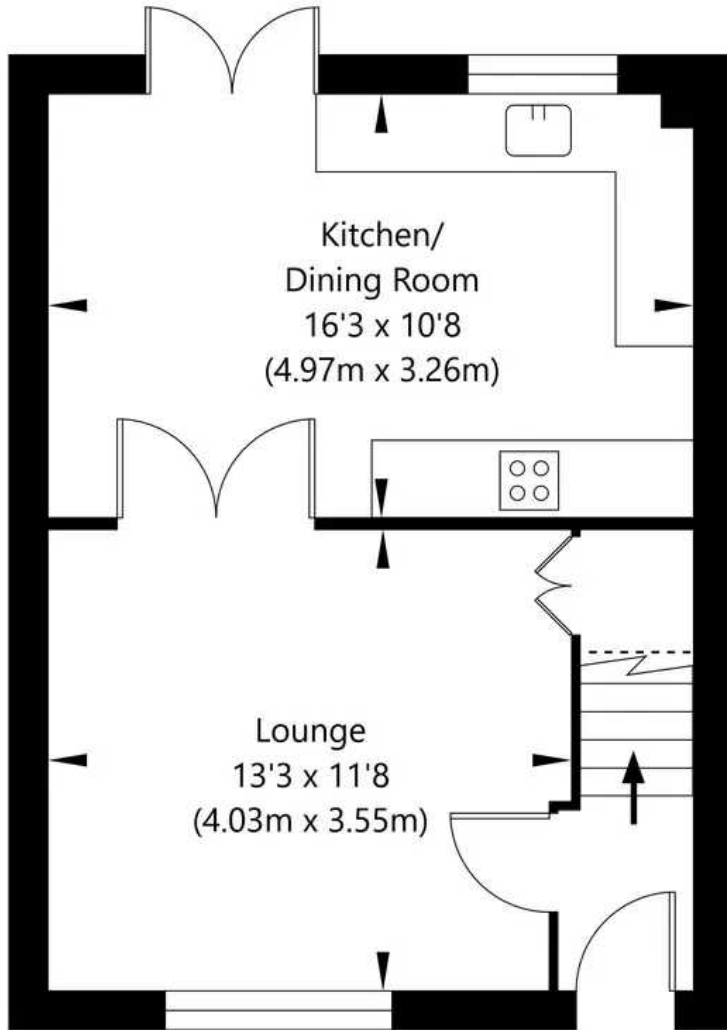
## GARAGE

Single Garage

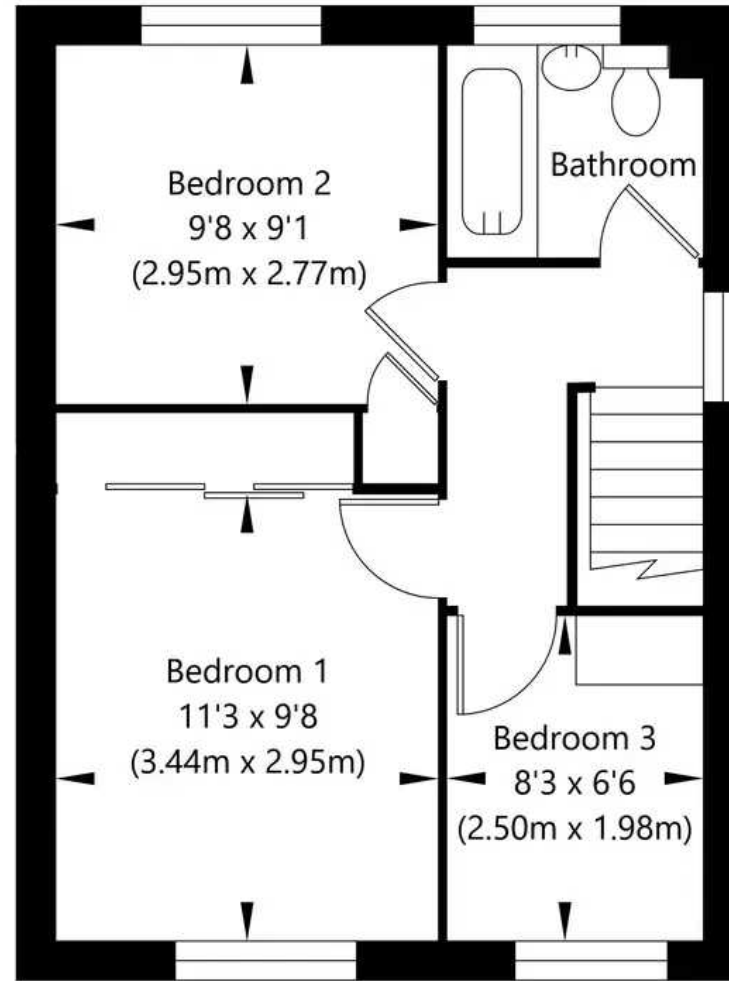
Detached garage with up and over door and side door, power and light. Driveway for several cars.



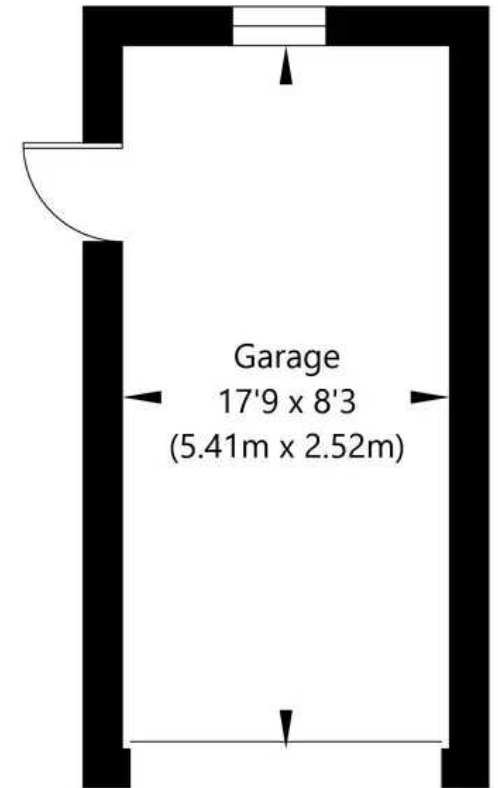
Approx. Internal Area 82.22 Sq M / 886 Sq Ft.  
Not to scale. For identification only.



Ground Floor



First Floor



Garage  
17'9" x 8'3"  
(5.41m x 2.52m)





## KnightBain Estate Agents

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