





## **STRIKING 3 BEDROOM SEMI-DETACHED VILLA WITH STUNNING GARDENS!**

Niall McCabe & RE/MAX Property are proud to bring to the market this absolutely gorgeous, and freshly decorated 3-bedroom semi-detached Chalet style villa in the ever popular & seldom available Westmuir Road development in West Calder. The property has been beautifully extended and impeccably styled & is a credit to the current owner.

Accommodation comprises; entrance hallway, large lounge with living flame fire, dining kitchen, 3 fabulous bedrooms and a newly fitted shower room. The property is also accompanied by mature gardens, and ample off-street parking via a large driveway.

West Calder enjoys a good range of local amenities, including shops, a post office and primary school with nursery. West Calder provides a broader range of facilities, including a supermarket, bars, restaurants and a railway station. Bathgate and Livingston offer more comprehensive amenities and shopping. With the local railway station at West Calder, the rail links are excellent. There is also easy access to the road network of the central belt, including the M8, M9 and A71 providing easy commuting to Edinburgh and Glasgow, within easy reach of Edinburgh Airport.

Freehold

Council tax band C

There are No Factor Fees

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

### Entrance Hallway

12' 3" x 6' 3" (3.73m x 1.91m)

Warm entrance hallway finished to an exacting standard, with laminate flooring, central lighting & access to all accommodation.

### Lounge

13' 0" x 11' 7" (3.96m x 3.52m)

Characterised by a striking living flame fireplace, the main lounge is an impressive space to relax & entertain with guests. It boasts stunning décor, a large front facing window which floods the room with light and plush carpeting. The room also benefits from having ample floorspace for various furniture formations.

### Kitchen/Diner

18' 8" x 9' 11" (5.68m x 3.01m)

Spanning the entire width of the property the kitchen/diner is an ideal spot to relax, cook & entertain. The kitchen section boasts a large selection of base & wall mounted units with contrasting worktop design & lovely flooring – there is also a host of integrated appliances, and space for additional freestanding. The dining area is located adjacent and enjoys plush carpeting underfoot, ample floorspace & central lighting. From here you enter the conservatory.

### Conservatory

10' 0" x 9' 9" (3.05m x 2.96m)

A gorgeous conservatory located to the rear perfectly overlooks the rear garden and basks in the afternoon sunshine, it has been recently re-roofed and painted internally.



### Bedroom 1

11' 9" x 8' 8" (3.58m x 2.64m)

The master bedroom is of generous proportions and is positioned to the rear of the home, overlooking the surrounding gardens. There is a vast selection of fitted wardrobes, pretty décor and ample power points.

### Bedroom 2

11' 7" x 10' 2" (3.52m x 3.09m)

A further double room finished in exacting tones, with impressive ceiling height, central lighting & a large radiator.

### Bedroom 3

8' 5" x 7' 3" (2.57m x 2.21m)

The 3rd bedroom is a lovely single, which could be used flexibly depending on the purchaser – it is currently a home office, with storage. The room has been freshly carpeted and looks onto the front aspect.

### Shower Room

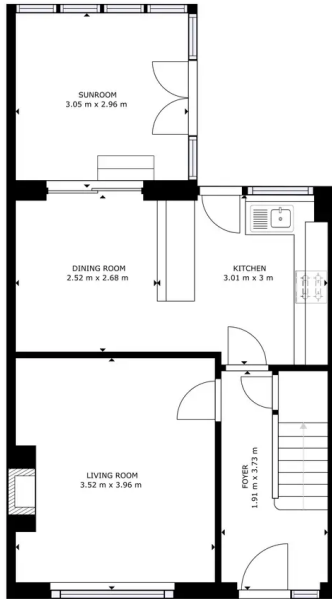
6' 11" x 5' 5" (2.12m x 1.65m)

Completing the upper-level accommodation is a striking 3-piece shower room, which comprises of a large corner shower enclosure, wash hand basin sunk into vanity, and W.C. The space has also been attractively tiled.

### Exterior

Externally, the property is accompanied by lovely gardens to the front & rear. To the front there is a pretty chipped section with lovely planting, a large driveway, which also allows access to the garage. The rear garden has been cleverly designed to enjoy the most of the sunshine. There are several patio areas, mature shrubbery and space for entertaining.

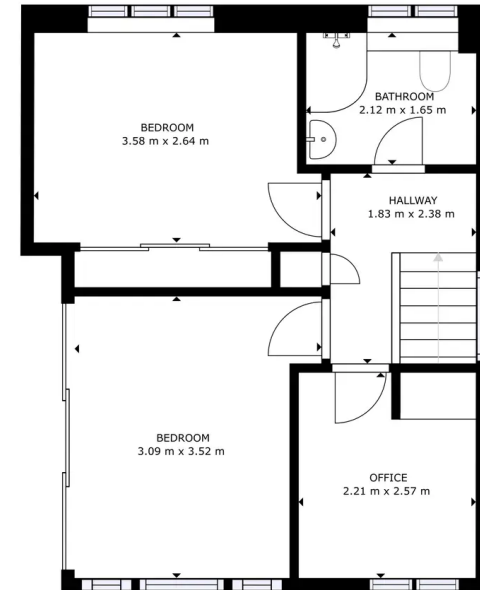




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 46.25 m<sup>2</sup>, FLOOR 2: 36.38 m<sup>2</sup>  
 TOTAL: 84.54 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 46.25 m<sup>2</sup>, FLOOR 2: 36.38 m<sup>2</sup>  
 TOTAL: 84.54 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.