





****LOVELY 3 BEDROOM LOWER APARTMENT!!***

Niall McCabe & RE/MAX Property are delighted to present to the market this lovingly styled 3-bedroom, lower cottage villa with private gardens, which is situated in a friendly development a short walk from West Calder. The property offers wonderfully bright & airy accommodation, chic features and very spacious room sizes.

Accommodation comprises; large lounge, breakfasting kitchen, large hallway, 3 double bedrooms with built in storage, shower room and luscious gardens.

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.

No Factor Fee

Sales particulars aim for accuracy but rely on seller-provided info. 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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hallway

18' 1" x 6' 9" (5.50m x 2.05m)

Light & bright hallway, finished in a neutral palette with modern carpeting – from here, you access all internal accommodation.

Lounge

15' 4" x 12' 4" (4.67m x 3.77m)

The main lounge is of fabulous proportions and is located to the front of the home, the room is characterised by a striking pine feature wall, and fireplace – creating a lovely focal point for the room. There are patio doors which look over the front aspect and flood the room with light.

Kitchen

12' 4" x 10' 9" (3.77m x 3.28m)

Perfectly positioned to the rear of the home, the kitchen is exceptionally well appointed with a range of base & wall mounted units, complete with contrasting worktop and gorgeous Terracotta floor tiling. From here you access the rear garden – giving a wonderful sense of connectivity.

Bedroom 1

12' 0" x 10' 9" (3.65m x 3.27m)

The principal bedroom is a great size, and enjoys a plethora of fitted storage, carpeted flooring & a feature window overlooking the gardens.



Bedroom 2

11' 5" x 7' 7" (3.49m x 2.31m)

A further double bedroom which features a neutral finish, carpeting & central lighting. There is also ample floorspace for various furniture formations.

Bedroom 3

11' 5" x 10' 4" (3.47m x 3.14m)

This bedroom could be used flexibly depending on the individual purchaser; uses include a formal dining room, dressing room, or home office – showing the true versatility of the property. From here you look onto the gardens.

Family Bathroom

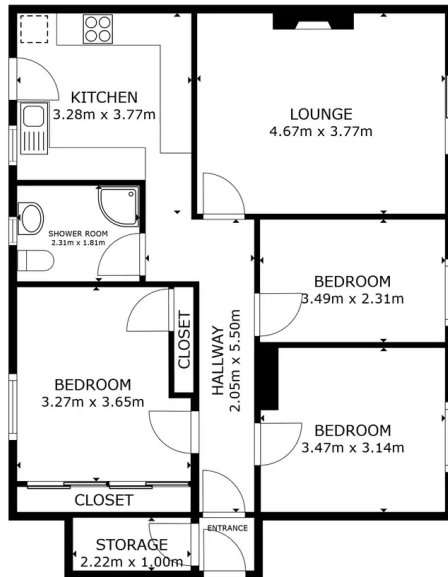
7' 7" x 5' 11" (2.31m x 1.81m)

The main shower room is a lovely 3-piece white suite with feature tiling, glazed window and a large walk-in enclosure with overhead power shower.

Exterior

Externally the property offers lovely gardens to the rear which are a peaceful oasis to enjoy during those long summer evenings and offer lovely views over the surrounding neighbourhood.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 79.3 m²
TOTAL : 79.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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