





****Fabulous 2 Bedroom Project Property!****

Niall McCabe and RE/MAX Property are delighted to bring to the market this spacious 2-bedroom lower apartment in a popular residential location close to all local amenities. The property represents a fantastic renovation project as it is needing some minor modernisation and upgrading throughout.

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.

The home report can be downloaded from the RE/MAX website.

Freehold Property

Council Tax Band A

Factor Fees - None

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property.

Entrance Hallway

12' 2" x 3' 7" (3.72m x 1.09m)

Large hallway with carpeted flooring which allows easy access to the lounge, kitchen, wet room & both bedrooms.

Lounge

15' 0" x 13' 0" (4.58m x 3.95m)

Located to the far end of the property, here you access the main lounge. A fabulous space with high ceilings, a handy press cupboard and front facing window which commands views over the front aspect and floods the room with light.

Kitchen

12' 2" x 11' 1" (3.72m x 3.39m)

Well equipped kitchen, that enjoys a large selection of base & wall mounted units with contrasting worktops and space for various freestanding kitchen appliances.

Bedroom 1

12' 9" x 12' 8" (3.88m x 3.85m)

The master bedroom is of generous proportions and looks onto the rear garden, it offers an abundance of potential and ample room for various furniture formations.

Bedroom 2

12' 8" x 8' 11" (3.85m x 2.73m)

A further sizeable double bedroom, that enjoys a pretty picture window with views over mature planting. Carpeting flooring & central lighting.

Family Bathroom

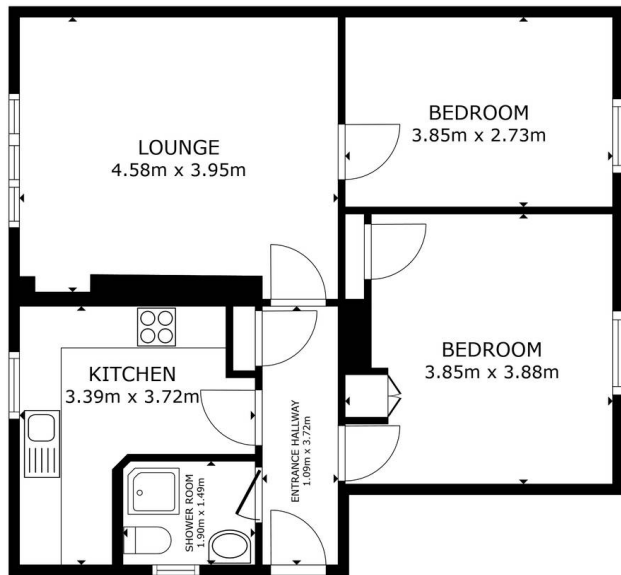
6' 3" x 4' 11" (1.90m x 1.49m)

Completing the internal accommodation is a pleasant wet room, which hosts a showering section, wash hand basin & W.C. The walls have been panelled and there is complimenting flooring.

Exterior

The property is accompanied by lovely gardens to the front and rear. To the front there is a multi-car driveway which leads you to the front access door. The rear garden is a peaceful oasis with an abundance of pretty shrubbery & planting.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 61.5 m²
TOTAL - 61.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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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.