



4 Comitis Road, West Calder

West Calder

Offers Over **£190,000**



## 4 Comitis Road

West Calder, West Calder

Welcome to this charming two-bedroom home, perfect for modern living. The ground floor boasts a spacious lounge area, ideal for relaxing and entertaining. The heart of the home is the modern fitted kitchen with a dedicated dining area, perfect for family meals and hosting guests. Conveniently located off the kitchen is a versatile utility room with a WC, adding practicality to the living space.

Upstairs, you'll find two generously sized double bedrooms, providing ample space for rest and relaxation. The family bathroom is stylishly appointed, ensuring comfort and convenience.

Outside, the property features a driveway, offering off-street parking. This home is an excellent choice for those seeking a blend of contemporary style and functional living spaces. Don't miss the opportunity to make this delightful property your own!

Council Tax band: C

Tenure: Freehold

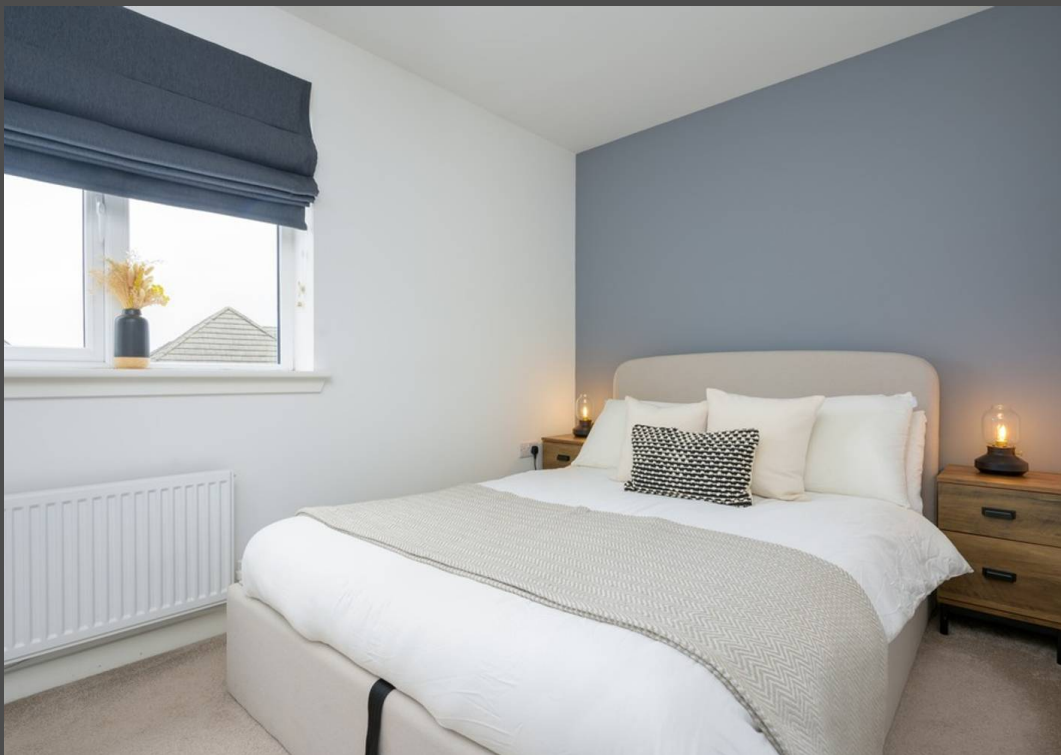
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

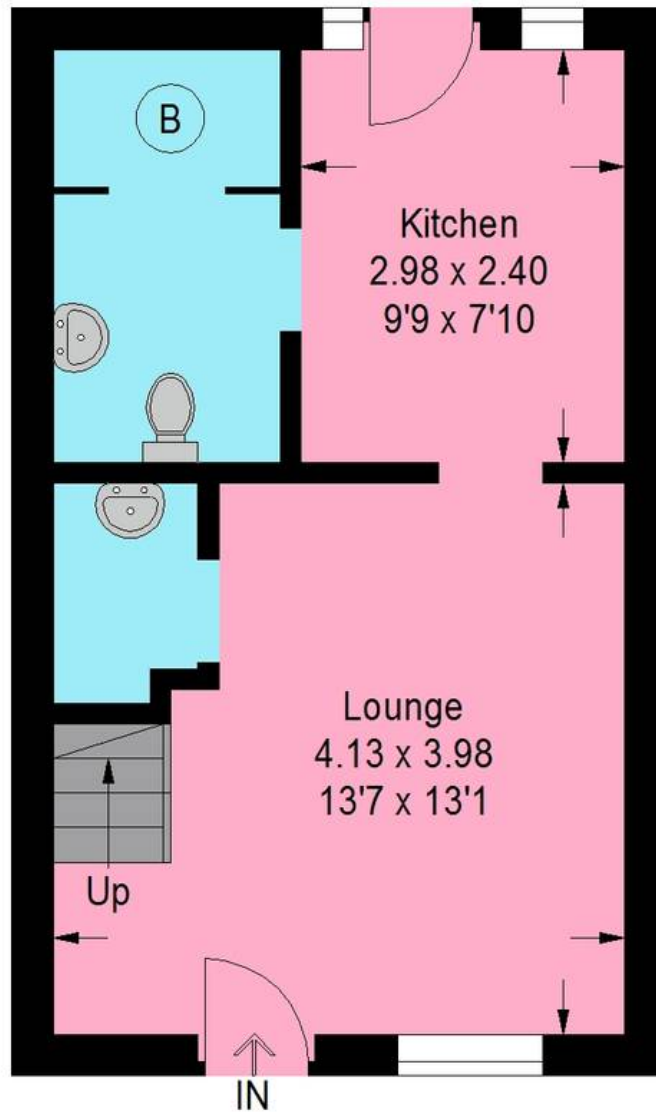


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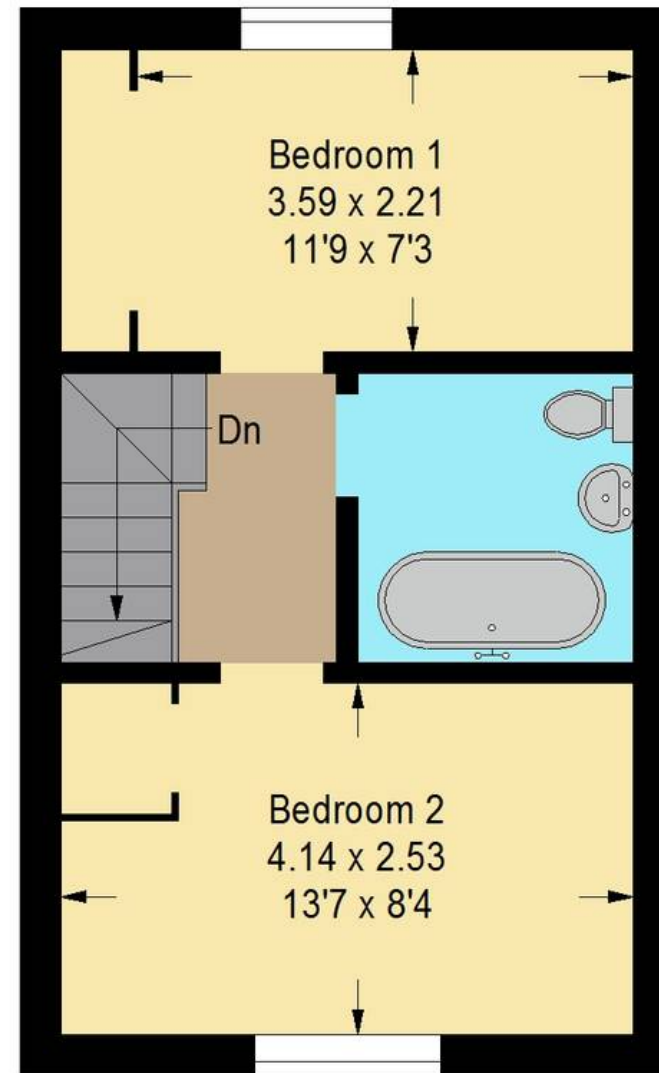




Approximate Gross Internal Area = 59.7 sq m / 643 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1112898 / Ref:88909)



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