



53 Mossend Gardens, West Calder

West Calder

Offers Over £440,000



## 53 Mossend Gardens

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"The Glenbrook," is a stunning four-bedroom detached home crafted by Walker Homes in 2021. Situated on the largest plot within the highly sought after Monarch's Way development, this spacious property boasts an impressive 2,098 sq. ft of living space alongside an integrated double garage and imposing four car driveway.

Its prime position within the development offers unobstructed views to the front of the property, while still enjoying the privacy afforded by its recessed position and lush green shrubbery. Since buying the property, the current owners have made numerous upgrades, enhancing its style and sense of luxury.

The ground floor offers generous living space, featuring a wide entrance hallway and a large front facing lounge. The open-plan kitchen/living/dining area to the rear of the property is complimented with French doors which provide seamless access to the professionally landscaped garden.

The kitchen and utility room have been meticulously upgraded with half tile wall features, high-end sinks & pull-down taps. A sleek built-in cooker hood, Meile integrated dishwasher and an eco-friendly garbage disposal unit further enhance this kitchen space. Standard features include a double oven, a 5-burner gas hob, and an integrated fridge/freezer. A fabulous walk-in pantry adds an extra level of functionality to this impressive kitchen.

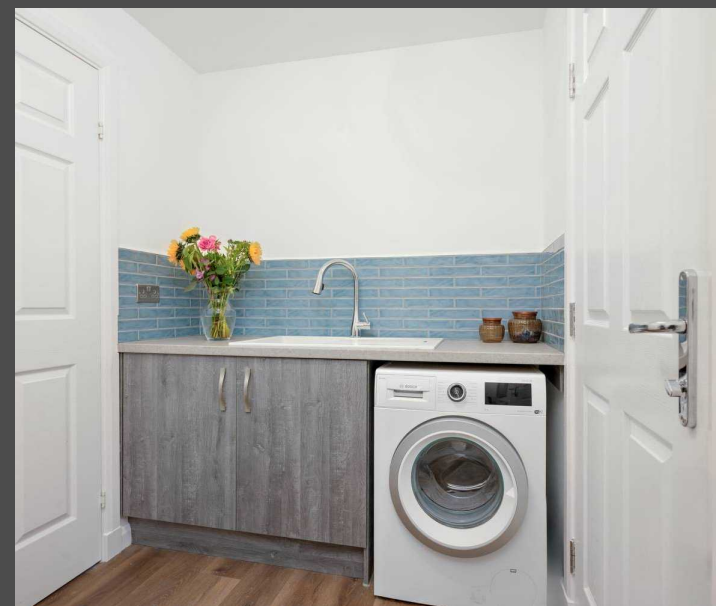
The spacious downstairs WC accommodates a full-sized wash hand basin with a mosaic-tiled splashback. A striking wooden sill, and elegant Victorian-style floor tiles create warmth whilst a conveniently placed storage cupboard enhances the practicality of this space.



Upstairs, the expansive galleried landing offers versatile usage options whilst enhancing the overall sense of space. The master bedroom currently showcases a super king-size bed, elegantly placed against a custom-made floor-to-ceiling headboard, with a striking chandelier overhead. The en-suite's double-wide shower elevates the sense of luxury, further enhanced by the dressing room, which offers ample hanging rail space and shelving. The Juliet balcony floods the room with natural light whilst the Perfect Fit electric blinds ensure privacy when needed.

The remaining three bedrooms, one of which hosts a further en-suite all benefit from fitted wardrobes and can comfortably accommodate king sized beds. The family bathroom adds an extra touch of opulence displaying one of the current owners' favourite enhancements with its elegant slipper bath and freestanding tap. The family bathroom is also home to a further separate shower cubicle.

The floored double garage is a versatile area currently used as a home office, home gym, and a snug. This multi-use space offers flexible options for both work and leisure activities, while still providing added storage potential.





To the rear of the property a beautiful south-facing garden with low maintenance artificial turf awaits with two patio areas crafted from Indian sandstone slabs. A garden shed adds extra storage space. Solar panels enhance the property's energy efficiency while adding to its impressive features. Spectacular views of the Five Sisters from both the front and back gardens, enhance the appeal of this unique home.

Set within a peaceful and friendly estate, with only two neighbouring families on either side, "The Glenbrook" offers the perfect blend of privacy and community. Combining generous living space, modern amenities and elegant touches this exceptional home is an ideal choice for those looking to settle in a desirable location. Located within the catchment area for West Calder High School and Parkhead Primary School, and less than a ten-minute drive to Livingston this home is perfectly situated for a wide variety of purchasers.



## GARDEN

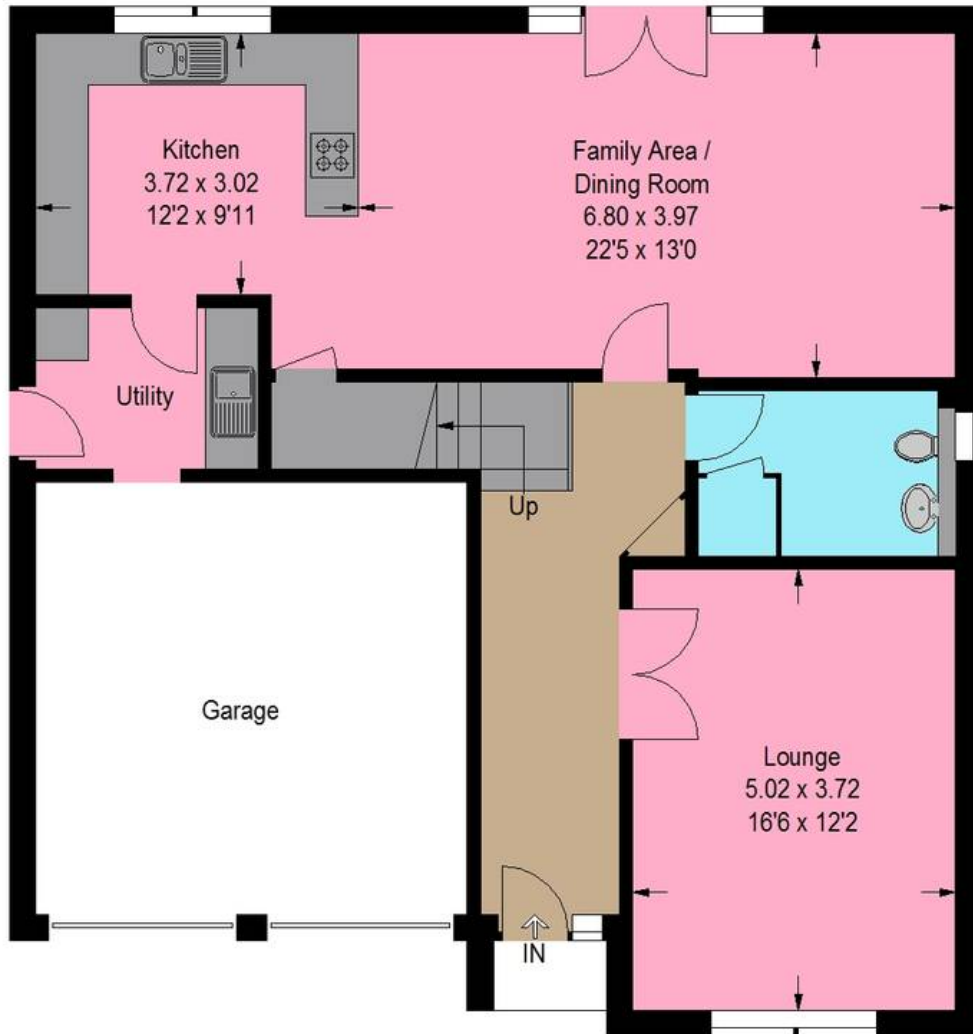
- The 'Glenbrook' By Walker Homes
- 2,098 SQ FT Living Space
- Upgraded Kitchen - Open Plan Kitchen/Living/Dining
- Two En-Suites
- Landscaped South Facing Rear Garden
- Double Garage
- 4-5 Car Driveway
- Utility Room



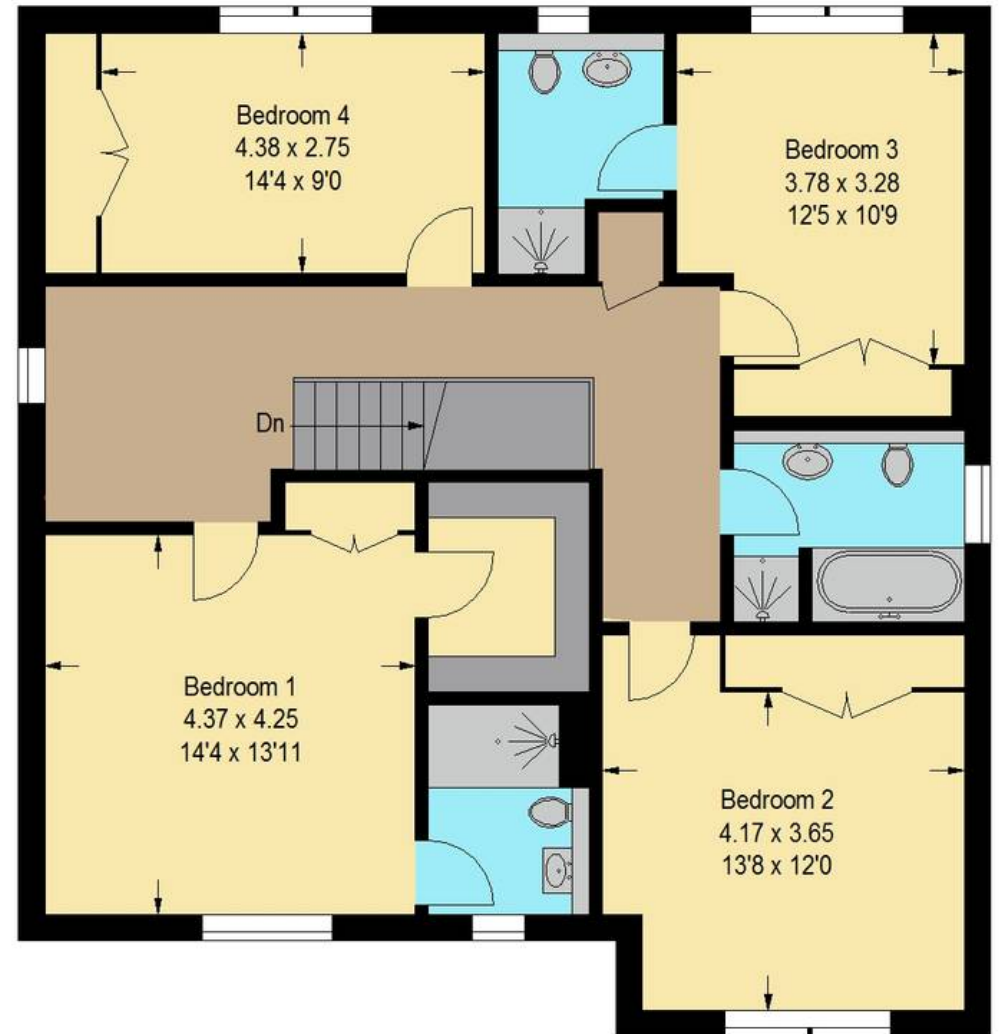




Approximate Gross Internal Area (Excluding Garage) = 194.0 sq m / 2088 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1127473 / Ref:89294)





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