





Remarkable 4 bedroom detached family home!

Niall McCabe & RE/MAX Property are thrilled to present this exceptional 4-bedroom detached villa, perfectly positioned in the prestigious Harwood Park, Polbeth. The 'Cullen,' crafted by Barratt Homes, is a masterpiece of contemporary design, boasting an impeccable semi open-plan layout with multiple reception areas, four luxurious double bedrooms, four elegant bathrooms, an integral garage, and professionally landscaped gardens. Meticulously styled to an unparalleled standard, this home is truly a rare gem.

Old School Avenue is situated in the coveted Harwood Park, an exclusive modern development on the fringes of the popular town of Polbeth which has excellent road links to the M8 and M9 and a train station at nearby West Calder offering regular services to Edinburgh and Glasgow. The town has excellent local amenities and professional services as well as a good bus service. West Calder itself provides a good range of local shops and services including a doctor's surgery, post office, primary and secondary schools and a train station (2 miles) providing regular services to Edinburgh and Glasgow.

The home report can be downloaded from our website.

Council Tax Band: D

Tenure: Freehold Property

Factor Fee £100, Ross and Liddell Glasgow

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.

Lounge

18' 6" x 11' 9" (5.63m x 3.59m)

Bespoke lounge featuring a custom media feature wall, stylish panelling, plush carpeting, plantation shutters, and a large front-facing window that bathes the space in natural light.

Kitchen

20' 5" x 14' 0" (6.22m x 4.27m)

Luxurious kitchen/diner boasting sleek high-gloss units, contrasting worktops, a stylish splashback, integrated appliances, and a dedicated dining/family area. French doors open to the rear garden, with convenient access to a utility room.

Utility Room

6' 9" x 6' 7" (2.06m x 2.00m)

Handily located just off the kitchen, the utility area offers additional wash & preparation space. There is central lighting, laminate flooring, access to the W.C & rear garden.

W.C

6' 7" x 4' 4" (2.00m x 1.31m)

A gorgeous crisp, 2-piece suite with pretty splashback tiling and an eye-catching décor.

Bedroom 1

13' 10" x 10' 7" (4.22m x 3.22m)

An incredible master bedroom located to the front of the home. It has been styled in contemporary tones, alongside plush carpeting, ample floorspace for various furniture formations & designer, fitted storage.

En-Suite

6' 10" x 6' 3" (2.08m x 1.91m)

Gorgeous shower room comprising of double walk-in enclosure, wash hand basin & W.C – the room has been partially tiled with gorgeous designs and there is an extractor fan.



Bedroom 2

11' 4" x 9' 11" (3.45m x 3.03m)

Another lovely bedroom, of generous proportions. This one overlooks the rear, and has the added benefit of central lighting, ample power points and an en-suite shower room.

En-Suite

6' 10" x 5' 9" (2.08m x 1.74m)

A large shower room styled to an exacting standard with a lovely shower enclosure and rich tiling.

Bedroom 3

13' 0" x 9' 3" (3.96m x 2.81m)

Looking onto the front aspect, bedroom 3 is an incredible size and has been finished in calming neutrals.

Bedroom 4

11' 5" x 9' 3" (3.47m x 2.83m)

Lovely bedroom overlooking the wooded backdrop, there is fresh flooring, and a fresh finish throughout this room.

Study

7' 8" x 6' 8" (2.34m x 2.04m)

A handy additional room located on the upper landing, which overlooks the front of the estate, a great sized study/home office, which would also be a handy dressing room or nursery.

Family Bathroom

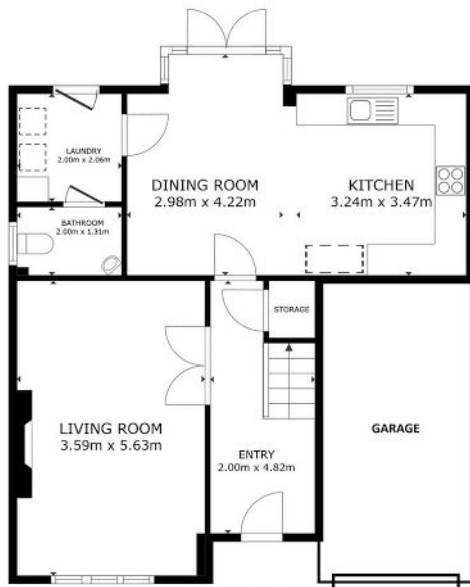
6' 11" x 6' 5" (2.10m x 1.96m)

A gorgeous 3-piece family bathroom, with a stunning bathtub, pretty flooring and has been decorated in a lovely colour palette.

Exterior

Externally, the property is accompanied by well-maintained & low maintenance gardens. To the front there is pretty, manicured lawn & a double driveway with an access path leading to the front door & integral garage. The rear garden has been beautifully landscaped to enjoy every last drop of sunshine. With its large terraces, pretty lounging spots & expansive lawn this is the ideal spot for Summer BBQ's and Al-Fresco entertaining.



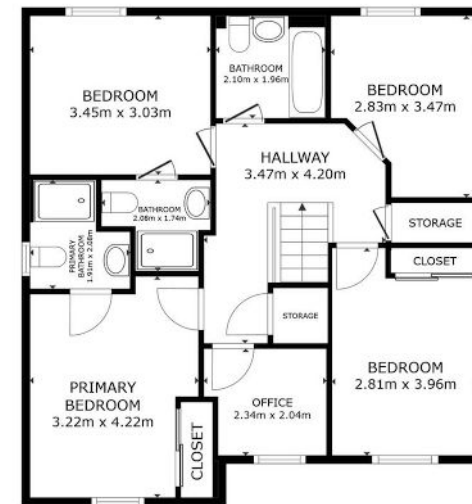


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 62.3 m² FLOOR 2 74.8 m²
 TOTAL : 137.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 62.3 m² FLOOR 2 74.8 m²
 TOTAL : 137.1 m²

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RE/MAX Property

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