



4 Old School Court, Polbeth

West Calder

Offers Over £220,000



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Polbeth, West Calder

Situated within the desirable Hardwood Park development in West Calder, the 'Bonnyton' house style by Barratt Homes offers contemporary living with an array of luxurious touches. Elegantly and beautifully presented, this home showcases the care and attention lavished upon it by the current owners, making it truly walk-in ready and perfect for modern living.

The ground floor welcomes you with a spacious entrance hallway, leading to a bright and inviting living/dining room featuring elegant French doors that open onto the landscaped rear garden—ideal for indoor-outdoor living and entertaining.

The well-appointed kitchen is both stylish and functional, featuring modern units with kickboard spotlights, adding a sleek and sophisticated touch to the space.

The convenient downstairs WC is finished with half-height tiling and elegant tiled flooring, and boasts an additional storage cupboard, offering practicality alongside its luxurious feel.



Upstairs, the property offers three versatile bedrooms and a modern family bathroom. The main bedroom is generously proportioned and can comfortably accommodate a king-size bed, making it the perfect master retreat. The second bedroom also offers ample space and is ideal for a double bed, perfect for guests or family members. The third bedroom, currently styled as a dressing room, would also make a fantastic home office, nursery, or single bedroom, depending on your needs.

The family bathroom is also beautifully finished with tiled flooring and a modern suite, ensuring both style and functionality.

Externally, the property benefits from a landscaped rear garden, providing a private outdoor space ideal for relaxation or social gatherings. To the front, there is ample off-street parking for residents.

This home is perfectly located for commuters, with Livingston South and West Calder train stations nearby, as well as easy road links via the A71. West Calder village is just a short distance away, offering takeaways, convenience stores, and welcoming pubs. Additionally, Livingston Centre is just a short drive away, offering a vast variety of retail shops, restaurants, a newly opened Café Bar, and multiple supermarkets to choose from.

For those who enjoy the outdoors, there are many tranquil walks nearby, such as the Murieston Trail and Bellsquarry Woods, both of which can be reached in less than five minutes by car. These peaceful surroundings are perfect for dog owners or nature enthusiasts who enjoy spending time outdoors.

This stunning home, with its practical layout, luxurious features, and superb location, is not to be missed.

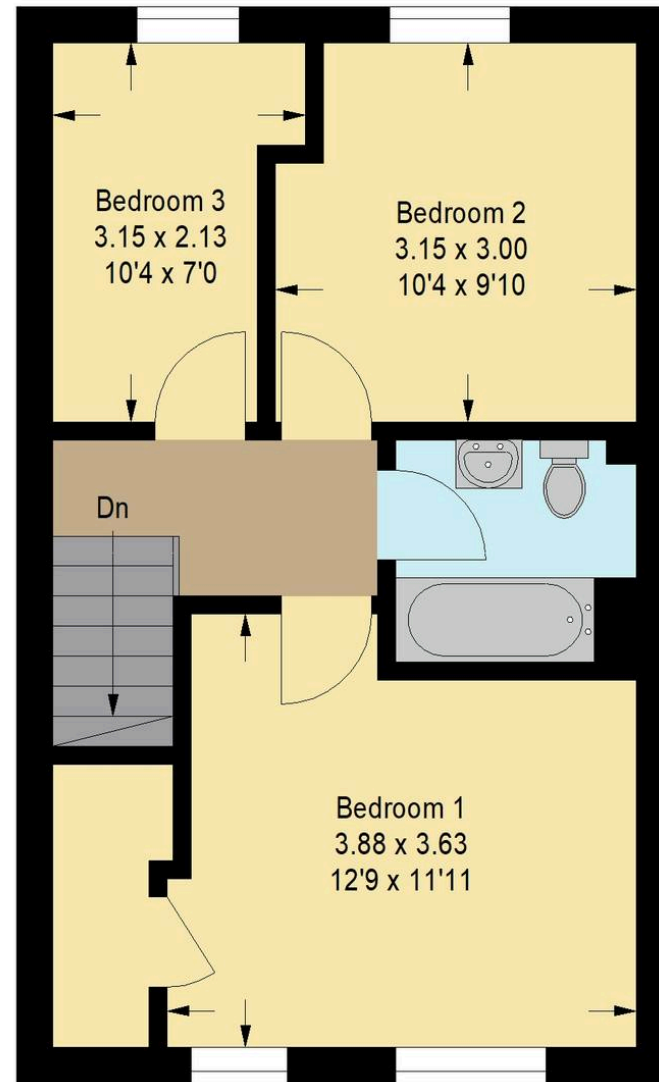




Approximate Gross Internal Area = 81.3 sq m / 875 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1160682 / Ref:89847)



Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

