



113 Harburn Drive, West Calder

Offers Over £145,000





## 113 Harburn Drive

### West Calder

Situated in a sought-after central location, 113 Harburn Drive offers a fantastic opportunity to acquire a spacious and neutrally decorated three-bedroom end-terraced home. Boasting bright and airy living spaces, this property is move-in ready and provides the perfect blend of style, comfort, and convenience.

Upon entering, you are welcomed into a bright receiving hallway with fresh flooring, setting the tone for the spacious and modern home that awaits.

The expansive lounge is a highlight, currently accommodating multiple sofas with ample room for freestanding furniture. Flooded with natural light from the large rear-facing window, this inviting space feels even more open and airy. A stylish feature wall adds character, complementing the neutral décor to create a warm and homely atmosphere. The lounge also incorporates a generous dining area, comfortably seating up to six, making it an ideal setting for gatherings and entertaining.

The well-appointed kitchen is another standout feature. Expansive in size and sleek in design, it boasts white units with contrasting black and white worktops, creating a modern and stylish finish. The space benefits from an integrated oven and hob while also providing designated areas for freestanding appliances such as a fridge freezer and washing machine. With ample storage and generous countertop space, there is also potential to introduce a breakfast bar or dining setup, further enhancing this contemporary and practical space.





Upstairs, the home continues to impress with three well-proportioned bedrooms. The main bedroom comfortably accommodates a king-size bed while still providing ample space for freestanding furniture. Currently hosting wardrobes and a large entertainment unit..

The second bedroom is equally generous, easily fitting a large double bed along with additional furniture, making it an ideal second bedroom or guest room.

Completing the upper floor is the contemporary tiled bathroom, designed with a neutral and modern aesthetic. Spacious and practical, it provides excellent cosmetic potential for future enhancements.

Externally, the home is just as impressive, featuring a low-maintenance rear garden designed for relaxation and enjoyment. A combination of decking and artificial grass creates an immaculate outdoor retreat, offering privacy and a serene escape.

The property enjoys an enviable central location, within a short walking distance to Parkhead Primary School and less than a five-minute drive to West Calder Train Station —also reachable in under ten minutes on foot. A range of local amenities, including shops, cafés, and supermarkets, are all within easy reach, making this home perfect for families and commuters alike.

Council Tax band: B

Tenure: Freehold

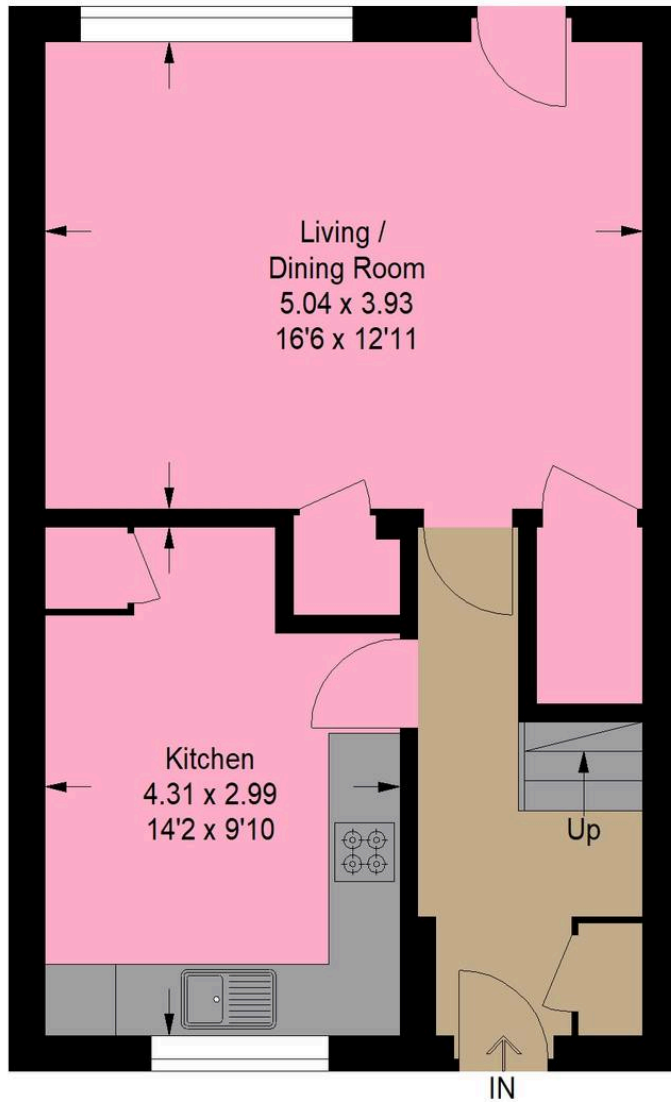




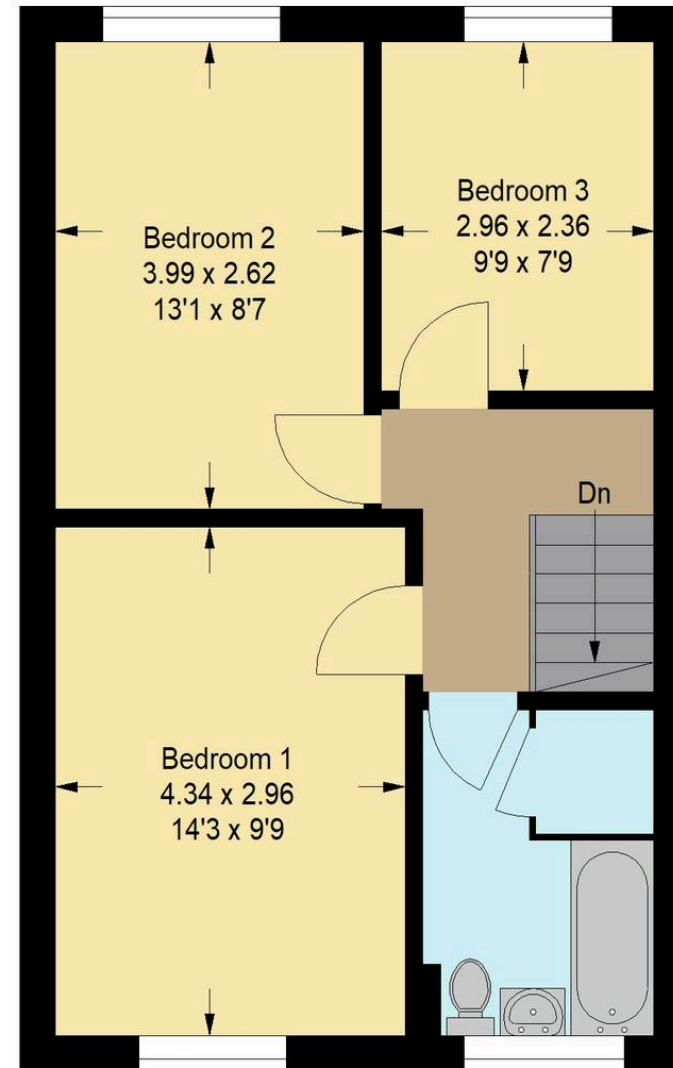




Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



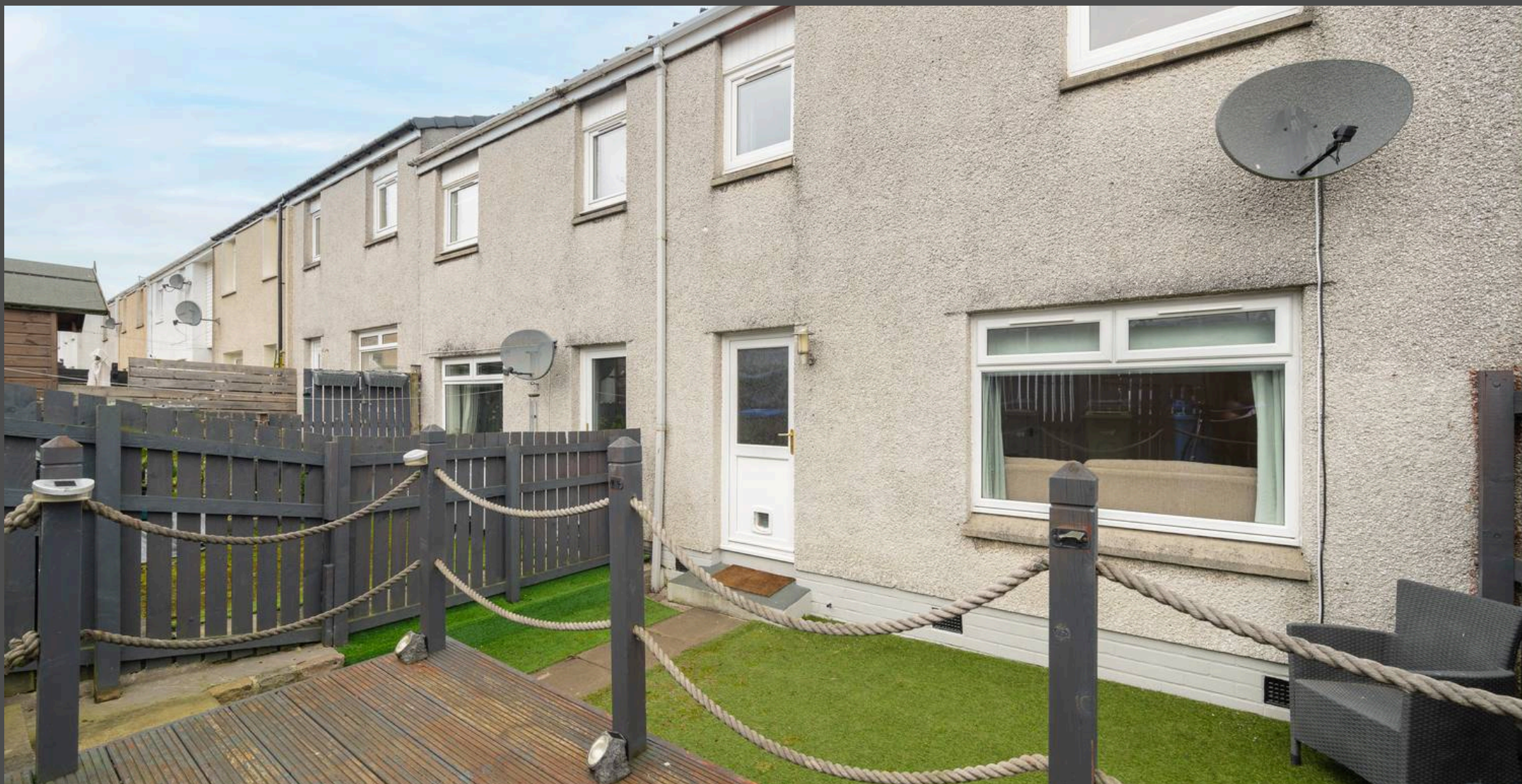
Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1169099 / Ref:90018)





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