



RE/MAX
Property

13 Parkhead Gardens, West Calder, EH55 8AY.

Offers Over £140,000



This generously sized terraced home on Parkhead Gardens offers an excellent opportunity for families or those in need of both bedroom and office space. With its well designed layout and versatile living areas, it provides the perfect balance of comfort and functionality. Lorna MacDonald and RE/MAX Property are delighted to present this fantastic three bedroom property to the market.

West Calder is a small village in West Lothian, with good local amenities including eateries, shopping, recreational activities and well positioned to take advantage of nurseries, primary and secondary schooling. The area has convenient transport links, including a train station, connecting you to Edinburgh and Glasgow, and road networks A71 and M8. Within easy reach of Livingston Centre, which provides further restaurants, bars, sporting facilities and a selection of supermarkets.

Front Approach

The welcoming entrance is designed with decorative paving and steps leading to the front door.

Entrance Hallway

The inviting hallway is accessed through a glazed aluminium door, allowing natural light to flow in. The decor begins with white papered walls and carpet flooring. A cupboard offers ample storage, while the area is completed with a ceiling light, a smoke detector, a radiator and a power point.

Breakfasting Kitchen

11' 5" x 9' 9" (3.48m x 2.98m)

This well appointed space is designed for functionality, featuring an array of wall and floor mounted units with light wood laminate and stainless steel frontages, complemented by wood effect laminate work surfaces, cream metro tile splashbacks. The combination of white painted walls and black vinyl flooring creates a cohesive aesthetic. Included in the sale are an under counter oven, a four ring gas hob and a built in extractor hood, ensuring convenience for everyday living. There is also dedicated space for an under counter washing machine, dishwasher and a tall fridge freezer. Natural light pours in through a front window, further enhanced by a ceiling light for a bright and welcoming atmosphere. The sink area features a stainless steel sink and half with a drainer and mixer tap. There is a walk in cupboard which provides generous storage space. Additional practical touches include multiple power points, a heat detector and a radiator, completing this space.

Lounge Diner

13' 1" x 16' 6" (3.98m x 5.02m)

This spacious, light-filled room features white papered walls and cosy carpet flooring, creating a warm and inviting atmosphere. A large rear-facing window and half-glazed aluminium door let in plenty of natural light, complemented by a ceiling light to maintain a bright, airy feel throughout the day. A white decorative fireplace adds a charming focal point, while built-in shelving offers practical storage. Additional features include two radiators, power points, and a smoke detector, making this a comfortable and functional living space.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by white walls, half wood panelled. The area includes a convenient over stairs storage cupboard. Finishing touches include a ceiling light, smoke detector, radiator, power point and an attic hatch for easy access to additional storage.

Primary Bedroom

14' 2" x 9' 6" (4.32m x 2.89m)

This charming room features white papered walls and carpeted flooring. A front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

13' 1" x 8' 7" (4.00m x 2.61m)

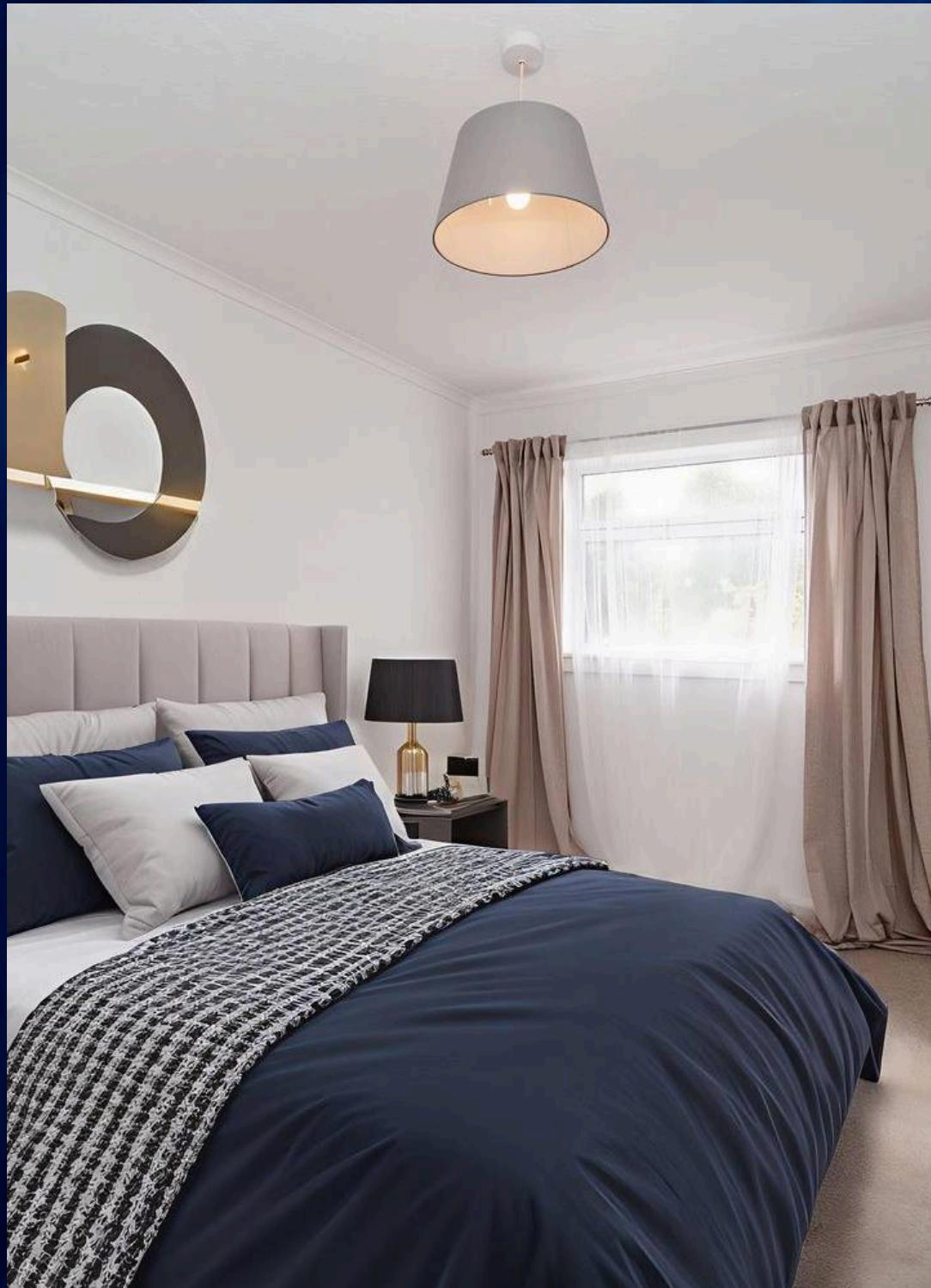
This lovely room is beautifully finished with a white papered wall and carpeting, creating an inviting atmosphere. A rear facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is finished with power points and a radiator.

Bedroom Three

9' 10" x 7' 8" (2.99m x 2.34m)

This well appointed third bedroom features white walls and carpet to the floor. A rear facing window allows natural light into the space. Additional features include power points, a ceiling light, and a radiator.





Bathroom

5' 6" x 6' 8" (1.68m x 2.02m)

This bathroom is neutrally styled with cream wall tiles, white papered walls, and black vinyl flooring, creating a simple and tidy look. A front-facing window brings in natural light, complemented by a ceiling light to keep the space bright throughout the day. The suite includes a bath with an electric shower overhead, a close-coupled toilet, and a pedestal sink. A radiator adds warmth, completing this practical and functional space.

Rear Garden

This fantastic south facing rear garden is thoughtfully designed with both style and practicality in mind. It features low-maintenance areas of wooden decking and paving—perfect for outdoor seating, dining, or simply relaxing. Mature hedging and a tree add natural charm and a sense of greenery to the space. Fully enclosed by fencing on all sides, the garden offers excellent privacy and security, with the added benefit of a rear access gate. Whether you're enjoying a quiet moment outdoors or entertaining guests, this inviting space is ideal at any time of day.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

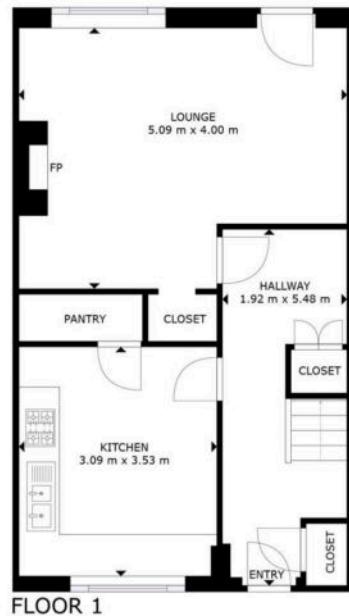
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

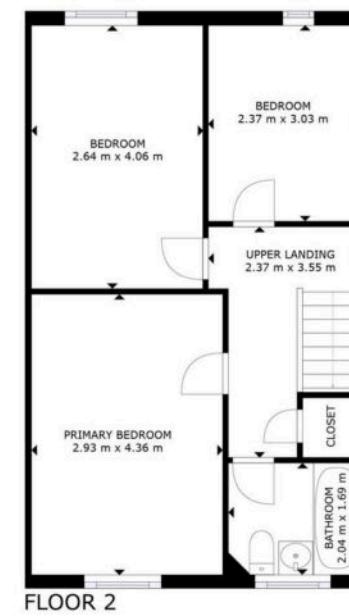
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



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GROSS INTERNAL AREA
FLOOR 1: 46 m²; FLOOR 2: 45 m²
TOTAL: 91 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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FLOOR 1: 46 m²; FLOOR 2: 45 m²
TOTAL: 91 m²
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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.