







### Spacious 2 Bedroom Home, Ready For You to Make Your Own!

This generously proportioned terraced home on Parkhead Gardens presents an excellent opportunity for families and first time buyers alike. Thoughtfully designed with a well balanced layout and versatile living spaces, the property offers both comfort and practicality, while also providing an ideal blank canvas for a purchaser to put their own stamp on the home. Lorna MacDonald of RE/MAX Property is delighted to bring this fantastic two bedroom property to the market.

The home report can be downloaded from the RE/MAX website.

Freehold Property.

Council Tax Band A.

EPC E.

Factor Fee: C-urb approximately £180 per annum.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

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 approach features attractive decorative paving and steps leading to the front door, while a well maintained communal green square sits to the front of the property, enhancing its setting and sense of space. Residents benefit from communal parking conveniently located to the rear and side of the property.

### Entrance Hallway

The inviting hallway is accessed via a part glazed upvc door with an adjacent window, allowing an abundance of natural light to flood the space. The décor features neutral papered walls complemented by tile effect vinyl flooring. A convenient storage cupboard provides ample space, while the area is finished with a ceiling light, smoke detector, electric radiator and a power point.

### Breakfasting Kitchen

9' 11" x 11' 0" (3.03m x 3.36m)

This well appointed kitchen has been thoughtfully designed with functionality in mind, featuring a range of wall and floor mounted units with wood frontages, complemented by a white laminate work surface and tiled splashbacks. Magnolia papered walls and tile effect vinyl flooring combine to create a cohesive and practical finish. Appliances included in the sale comprise an under counter electric oven, electric hob, integrated extractor hood, washing machine and fridge, offering ease for everyday living. Ample natural light flows in through a rear facing window and a half glazed upvc door, further enhanced by a ceiling light to create a bright and welcoming environment. The sink area is fitted with a stainless steel sink, drainer and mixer tap, while additional practical features include multiple power points and a heat detector, completing this efficient and well designed space.





### Stairs and Landing

The décor continues seamlessly to the carpeted stairs and landing, complemented by neutral papered walls for a light and airy feel. A handy storage cupboard adds practicality, while a front facing window, ceiling light, smoke detector, and electric radiator complete this functional and welcoming space.

### Primary Bedroom

11' 9" x 10' 6" (3.57m x 3.19m)

This room is styled with papered walls and a bare floor, ready to be styled and personalised to your taste. A rear facing window floods the space with natural light, enhanced by a ceiling light for added brightness. Practical features include an electric radiator and conveniently positioned power points, ensuring comfort and functionality throughout.

### Bedroom Two

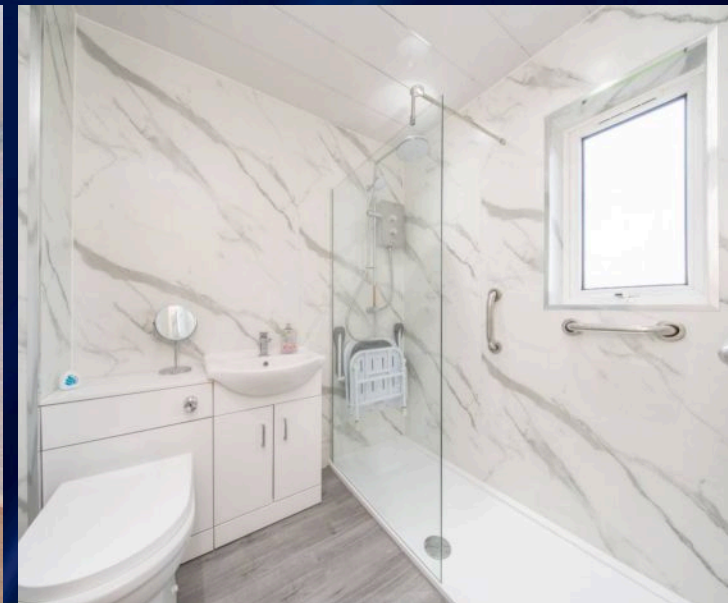
11' 3" x 11' 9" (3.44m x 3.57m)

This second double bedroom features cheerful yellow painted walls and a bare floor, offering the perfect canvas to make the space your own. A rear facing window fills the room with natural light, complemented by a ceiling light to create a bright and airy atmosphere. A built in cupboard offers convenient shelved storage, while the room is finished with an electric radiator, power points, and an attic hatch.

### Shower Room

5' 6" x 6' 7" (1.68m x 2.00m)

This modern shower room is neutrally styled with white marble effect wet wall panels and grey wood effect vinyl tile flooring, creating a simple and tidy look. A front facing window brings in natural light, complemented by downlights. The suite includes a large walk in shower with an electric waterfall shower overhead with additional hand held shower, a back to wall toilet, and a built in vanity sink. A chrome towel radiator adds warmth, completing this practical and functional space.





### Rear Garden

This wonderful rear garden has been thoughtfully designed for low-maintenance living. Featuring a combination of paving and decorative stones, it provides the perfect setting for outdoor seating, dining, or simply relaxing. Fully enclosed by fencing, the garden offers excellent privacy and security, while a rear gate provides convenient access to parking behind the property. Ideal for both quiet moments outdoors and entertaining guests, this inviting space can be enjoyed 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.

### OFFERS

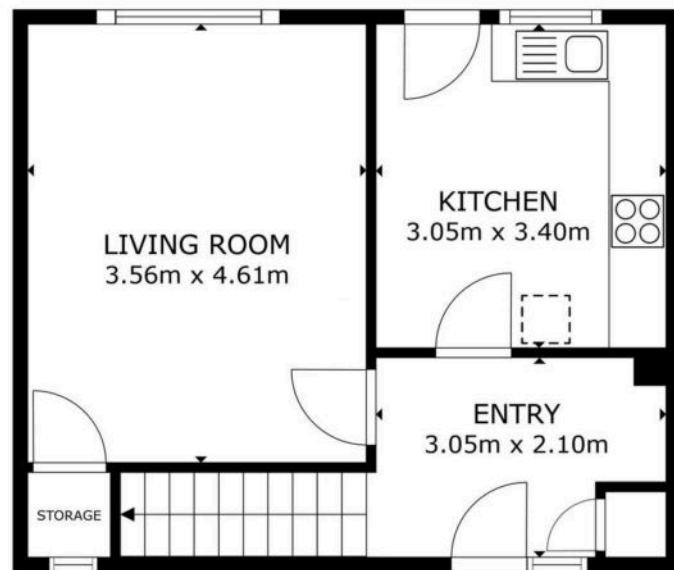
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### PROPERTY MISDESCRIPTION ACT INFORMATION

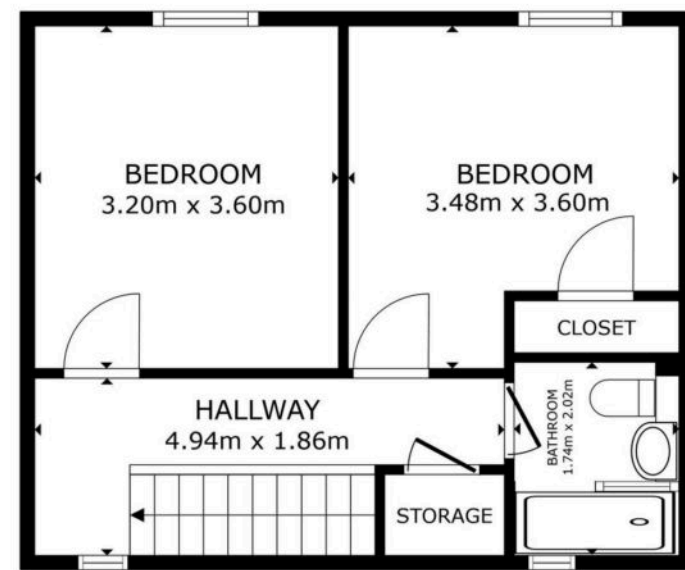
Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.







FLOOR 1



FLOOR 2





**RE/MAX Property**

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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. Covered by Consumer Protection from Unfair Trading Regulations 2008.