



102 Harburn Drive, West Calder

West Calder

Offers Over £135,000



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Welcome to Harburn Drive, a well presented three bedroom mid terrace home offering generous living space, a south facing rear garden and an excellent location ideal for families and commuters alike.

Situated within walking distance of West Calder High School, Parkhead Primary School and West Calder Train Station, this home enjoys superb transport links to Edinburgh and Glasgow alongside a strong local community.

Upon entering the property, you are welcomed into a bright and inviting hallway. To the left-hand side is the kitchen and dining area, finished with sleek black gloss cabinetry and wet wall tiling for easy maintenance. The kitchen is fitted with a four point induction hob and oven, with space for a freestanding fridge freezer and additional white goods. A particularly useful feature is the large storage cupboard within this space, ideal as a pantry and capable of accommodating a chest freezer, providing excellent additional storage.

To the rear of the property is the spacious lounge, which spans the full width of the home and offers a comfortable and versatile living area. This room can easily accommodate two large sofas, a media wall, and additional furnishings, making it perfect for relaxing or entertaining. A door leading directly out to the fully decked, south facing rear garden, creating a seamless indoor outdoor flow and allowing the space to be enjoyed throughout the day. Additional storage is also available beneath the staircase.

Upstairs, the principal bedroom is located to the front of the property and comfortably accommodates a king size bed with bedside cabinets, along with ample space for freestanding wardrobes. Bedroom two is a well proportioned double room, offering space for a double bed, bedside cabinets and additional furnishings. Bedroom three is also a generous double, with space for a bed, bedside tables and a wardrobe, making it ideal as a bedroom, guest room or home office.



The family bathroom is finished with full tiling and comprises a modern three-piece suite with a standing shower, providing a clean and practical finish. Externally, the south facing rear garden is fully decked and low maintenance, offering an excellent outdoor space for relaxing, entertaining or enjoying the sunshine throughout the day.

Location wise, Harburn Drive is exceptionally well placed. West Calder High School and Parkhead Primary School are both within walking distance, as is West Calder Train Station, providing direct rail links to Edinburgh and Glasgow. West Calder High Street is just minutes away, offering a range of local shops and amenities, with West Calder Medical Practice close by. Livingston is a short drive away, providing extensive shopping, dining and leisure facilities. For outdoor enthusiasts, scenic nature walks are nearby, including routes around the Five Sisters Zoo.

This is a fantastic opportunity to secure a spacious and well located home in a popular and well connected area.

Home Report Value: £140,000

EPC - C

Council Tax Band - B

Square Ft - 914.93ft

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Council Tax band: B

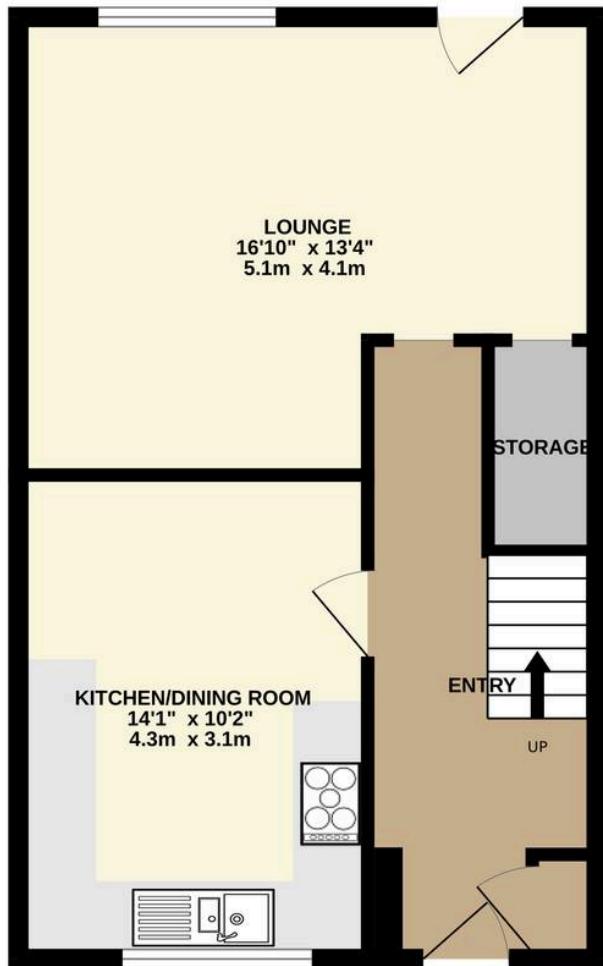
Tenure: Freehold

EPC Energy Efficiency Rating: C

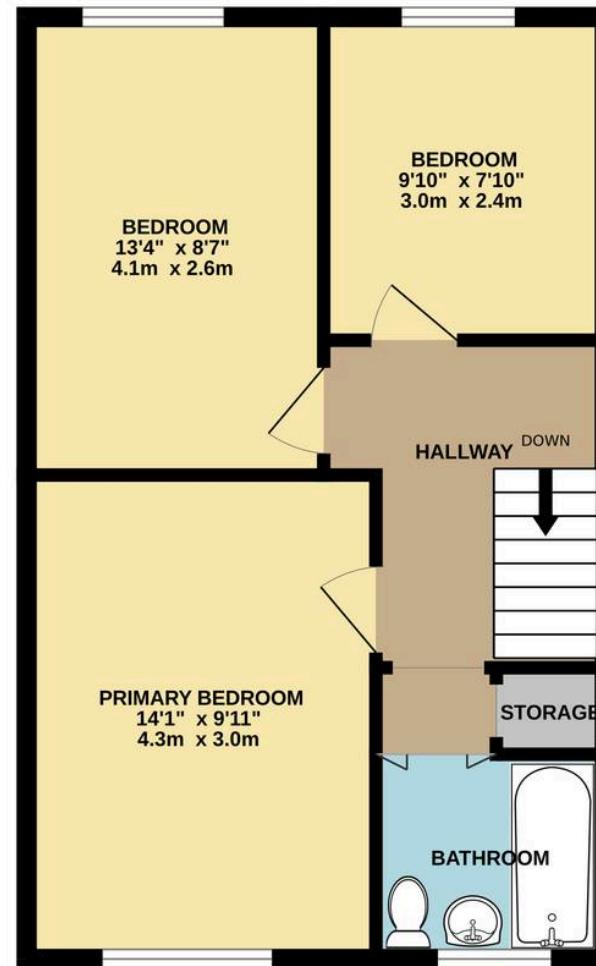
EPC Environmental Impact Rating: C



GROUND FLOOR



1ST FLOOR



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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

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