



3 Parkview Cottages, West Calder

Offers Over £220,000



3 Parkview Cottages

West Calder, West Calder

East-facing home in a peaceful country location, needing full restoration. Two lounges (or 4th bedroom), three bedrooms, kitchen, renovated bathroom, garden, parking, plot, great project opportunity.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Entrance Porch

7' 5" x 5' 10" (2.26m x 1.78m)

You enter the property through a PVC front door into the entrance porch. This space benefits from a window overlooking the lane, allowing in natural light. A blank canvas, it offers potential to be updated and styled to suit your needs.

Hallway

The hallway provides access to both lounges, the rear bedroom, and the family bathroom. It also leads to the staircase rising to the second floor, where two further bedrooms are located. The electric fuse board is situated in the hallway, which also contains a radiator.

Lounge / Diner

15' 0" x 10' 10" (4.57m x 3.30m)

This lounge leads through to the kitchen and could therefore be used as a dining room, or, subject to the appropriate building work and consents, opened up to create a spacious open-plan kitchen diner. The room features an open fire and an alcove storage cupboard, adding useful character and practicality. An east-facing window overlooks the country lane, allowing in natural morning light. There is also a radiator in the room.

Kitchen

13' 9" x 9' 10" (4.20m x 3.00m)

The kitchen is currently not functional and needs full refurbishment. The cupboards and units are dated, as is the overall layout. There are currently no appliances installed; however, the property does benefit from a modern, working oil-fired combination boiler. The kitchen also provides access to the rear garden.

Bathroom

7' 7" x 5' 9" (2.30m x 1.75m)

The bathroom is currently being renovated and features a dark grey, slate-effect tiled floor. It will include a brand-new white suite with a toilet, pedestal sink, and full-size bath. The space has been fully updated with new timber studs and plasterboard, and the floor was replaced beneath the tiles. This room benefits from a radiator and frosted window which provides natural light while maintaining privacy.





Bedroom One

12' 10" x 10' 6" (3.90m x 3.20m)

Bedroom One features fitted storage cupboards, a radiator, and a pendant light. A west-facing window overlooks the large rear garden, filling the room with natural light. With minimal work required, this space could be transformed into a comfortable and inviting room.

Bedroom Two

17' 1" x 9' 2" (5.20m x 2.80m)

A great-sized bedroom featuring a dormer window overlooking the lane. The sloped ceiling, a result of being built into the eaves, does not affect the overall room size. There is also a convenient storage cupboard built into the eaves, providing practical storage space.

Bedroom Three

17' 1" x 9' 2" (5.20m x 2.80m)

This is a mirror image of Bedroom Two, offering a great-sized space with a dormer window overlooking the lane. The sloped ceiling, a result of being built into the eaves, does not affect the overall room size. There is a cupboard built into the eaves for storage, as well as a separate cupboard housing the water tank and some plumbing, providing both practical storage.

Bedroom 4 or second Lounge

14' 11" x 8' 6" (4.55m x 2.60m)

This versatile, east-facing lounge offers a multitude of possibilities. It could serve as an additional reception room or even a fourth bedroom if required. A window overlooking the country lane fills the room with natural morning light and provides a pleasant outlook. Featuring a real coal fire with a period surround, the space retains original character. The property also benefits from high ceilings, enhancing the sense of space and light. Although in need of renovation, this room presents an excellent opportunity to create something truly special.





GARDEN

The property boasts a large, fully enclosed, west-facing garden with a new wooden fence. It provides access to the oil tank and is ideal for children or pets thanks to its secure boundaries. Set in a fantastic countryside location, the garden enjoys a mature woodland outlook and the peace of no busy traffic.

YARD

A plot of land comes with the property, the exact size of which can be verified via the Land Registry. This space offers versatile potential—it could be used as a vegetable garden, a visitor car park, or, subject to planning permission, to erect a garage. A great bonus feature for the property.

OFF STREET

2 Parking Spaces

There is an area of land at the front of the property that can accommodate at least two cars, providing convenient off-road parking.



3 Parkview Cottages, West Calder, EH55 8RQ



Approx. Gross Internal Floor Area 1152 sq. ft / 107.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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