124 Harburn Drive, West Calder

Offers Over **£145,000**

124 Harburn Drive, West Calder

Harburn Drive is situated within a pleasant residential setting, this well presented three bedroom home offers bright, modern accommodation throughout and would appeal to a wide range of buyers including first-time purchasers, young families and investors alike.
Upon entering the property, you are welcomed into a bright entrance hallway which immediately sets the tone for the home with its fresh, neutral décor and attractive wood effect flooring that flows through the ground floor accommodation. To the left of the hallway there is a useful storage cupboard, ideal for coats and household items.

Positioned to the right hand side is the spacious kitchen diner. This well proportioned room is fitted with a range of contemporary wall and base units complemented by stylish work surfaces and a striking tiled splashback. The kitchen incorporates an oven, hob and extractor hood, along with space for additional appliances including a washing machine. There is ample room for a dining table, making this an excellent space for both everyday family living and entertaining.

Continuing through the hallway, straight ahead and to the right you enter the generously sized living room. This inviting space benefits from modern decorative wall panelling, neutral tones and wood effect flooring which together create a warm and contemporary feel. A large window allows natural light to flood the room, while a door to the rear provides direct access to the garden, seamlessly linking the indoor and outdoor spaces. A practical understairs storage cupboard is also accessed from the hallway.

The staircase, finished with modern grey carpeting, leads to the upper landing which continues the home's clean, neutral décor.

From the landing, Bedroom 3 is positioned directly ahead and offers a comfortable and versatile space which could equally serve as a bedroom, guest room or home office.

BRIDGES PROPERTIES

To the right hand side is Bedroom 2, a well proportioned room finished with soft grey carpeting and neutral décor, providing a calm and relaxing environment.
Continuing along the landing to the left is Bedroom 1, the principal bedroom. This is a spacious room with excellent proportions and ample space for freestanding bedroom furniture, again finished with contemporary grey carpeting and neutral tones.

Completing the accommodation is the family bathroom, located directly ahead from the landing. The bathroom is fitted with a modern three piece suite comprising a bath with shower over, wash hand basin with vanity storage and WC. Contemporary wall panelling within the bath and shower area provides a sleek, low maintenance finish, while the room is further enhanced by modern flooring and a frosted window allowing natural light whilst maintaining privacy.

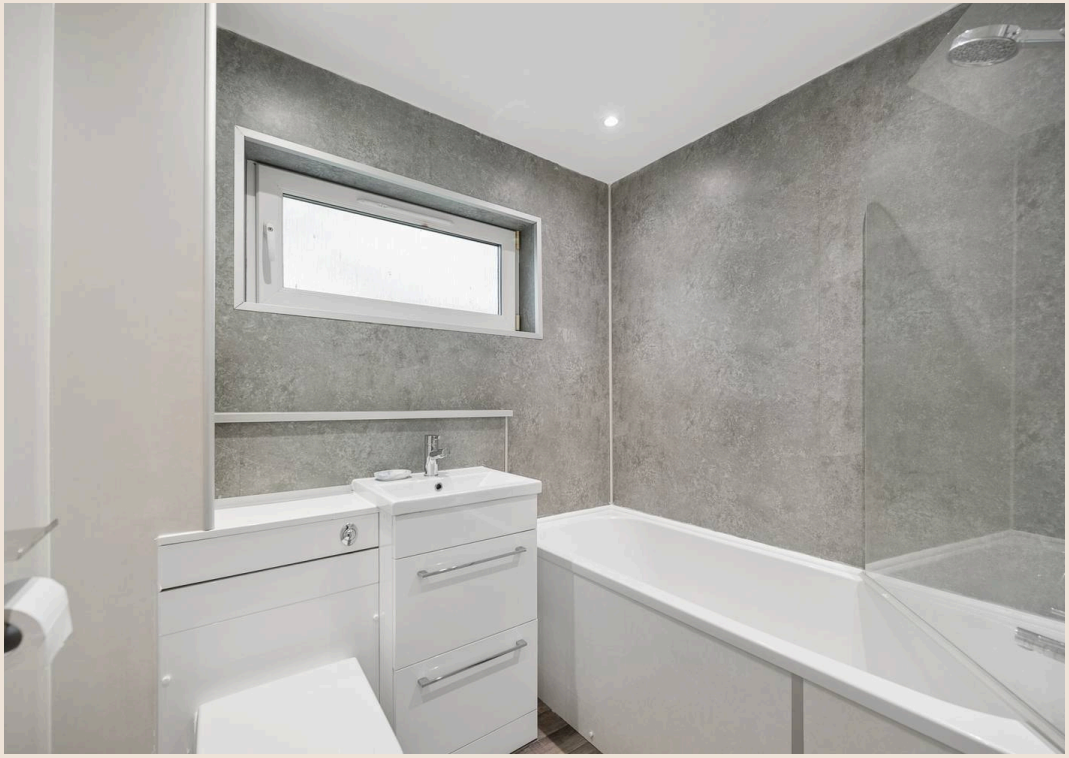
Externally, the property benefits from a low maintenance rear garden which is predominantly laid with decorative stone and enclosed by fencing, offering a private outdoor space ideal for relaxing or entertaining. The property also benefits from a detached garage located just a short walk from the home, providing additional storage or secure parking.

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.

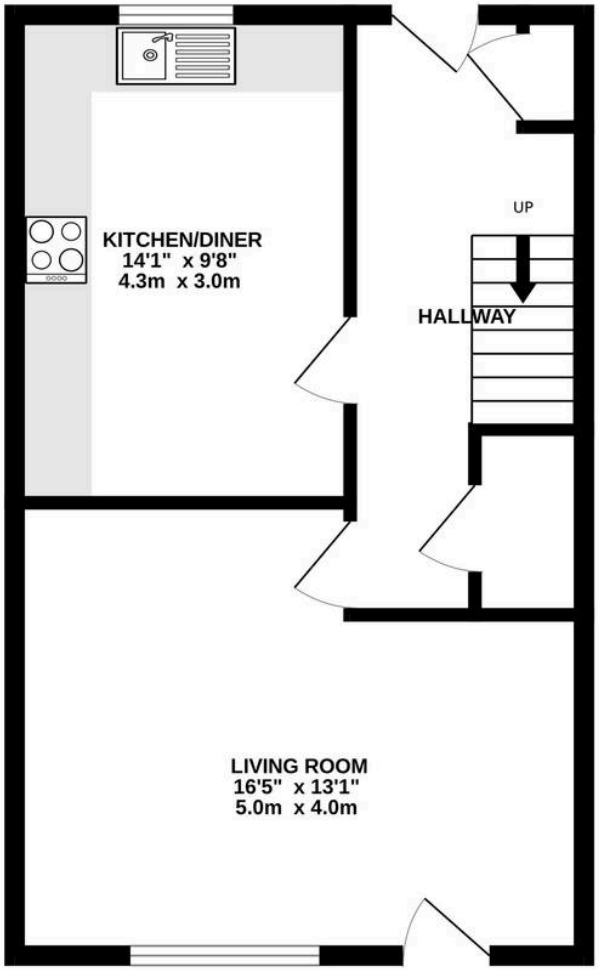
Overall, this attractive home has been thoughtfully presented throughout with modern décor, quality floor coverings and a practical layout, creating a move in ready property in a popular residential location.

Home Report Value- £150,000
EPC - D
Council Tax Band - B
Square Ft- 904/ 84m2

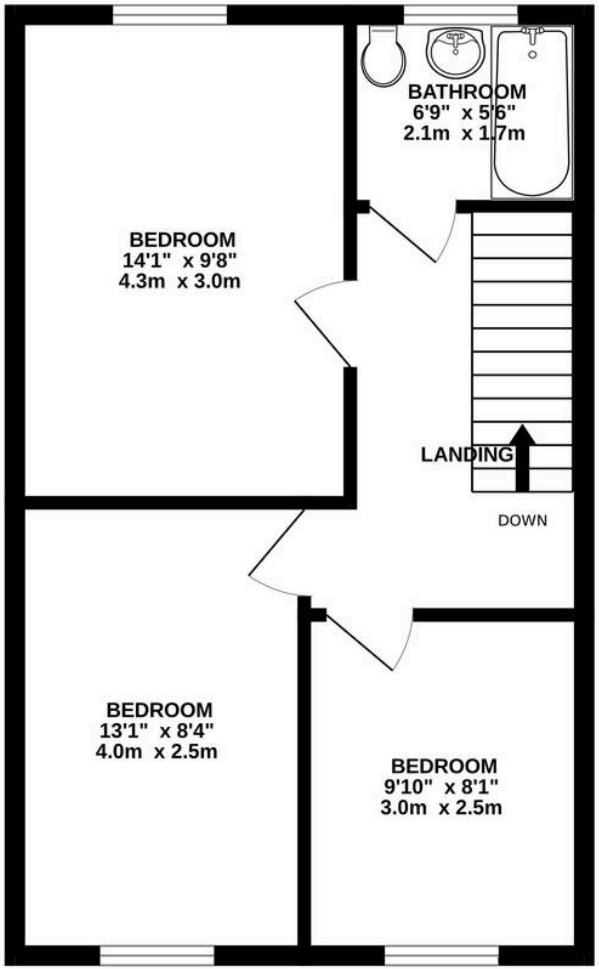
The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BRIDGES PROPERTIES

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