



14 Hermand Gardens, West Calder

Offers Over £430,000



14 Hermand Gardens

West Calder, West Calder

Spacious four-bedroom detached bungalow featuring a stunning open-plan kitchen, lounge and dining area, master with en-suite, large garage, three-car driveway and generous rear garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance hallway

This welcoming entrance hall features modern spotlighting and vinyl flooring. The hallway provides access to the family room, open-plan kitchen/diner, all four bedrooms and two bathrooms, along with two useful storage cupboards, one housing the boiler and hot water tank, and access to the loft.

Family room

17' 5" x 14' 0" (5.30m x 4.27m)

A bright and spacious family room featuring three large front-facing windows that allow plenty of natural light to fill the space. Finished with vinyl flooring and a central light fitting, the room offers a modern feel and provides ample space for a range of freestanding furniture, creating a comfortable and versatile living area.

Kitchen / Lounge

26' 5" x 23' 4" (8.05m x 7.12m)

This sleek and modern open plan kitchen fitted with contemporary units and offering an impressive amount of storage. The space features tiled flooring, spotlighting and three stylish hanging light fittings, along with a breakfast bar seating area. Integrated appliances include a double fridge/freezer, oven, coffee machine and dishwasher, alongside an electric hob with extractor fan. A modern heated standing radiator adds to the contemporary feel, while the kitchen also provides access to the separate utility room. Lounge / Dining Area The open plan lounge and dining area is exceptionally spacious and filled with natural light, creating a fantastic area for both relaxing and entertaining. The space benefits from spotlighting, three hanging light fittings and four skylights, allowing additional light from above. Large rear-facing windows, two additional side windows and French patio doors open out to the rear garden, further enhancing the bright and airy feel. Finished with tiled





Utility room

5' 10" x 5' 7" (1.79m x 1.69m)

A practical utility room featuring spotlighting, tiled flooring and a radiator. The space includes a sunken sink with mixer tap and storage beneath, along with space for a washing machine. A window and opaque rear door provide natural light and offer convenient access to the rear garden.

W/C

5' 10" x 3' 3" (1.78m x 0.99m)

A practical bathroom fitted with tiled flooring, spotlighting and an extractor fan. It includes a W/C and a sink with mixer tap, along with a heated towel rail for added comfort and convenience.

Family bathroom

9' 3" x 6' 4" (2.81m x 1.93m)

A well-proportioned family bathroom featuring a large opaque window allowing for natural light while maintaining privacy. The room benefits from tiled flooring, spotlighting and a heated towel rail, and includes a dual-chamber sunken sink with useful storage below, a W/C, and a mains shower bath, making it both stylish and practical for family living.

Bedroom 3

8' 6" x 10' 8" (2.59m x 3.26m)

A good-sized bedroom featuring two large rear-facing windows that provide plenty of natural light. The room is fitted with carpet flooring, a central hanging light and a radiator, and benefits from a Jack and Jill walk-in wardrobe shared with Bedroom Two, offering useful storage space.





Bedroom 4

6' 5" x 8' 7" (1.96m x 2.61m)

A single bedroom featuring a skylight window that allows natural light into the room. Finished with vinyl flooring and spotlighting, the space is ideal for use as a child's bedroom, nursery or home office.

Master bedroom

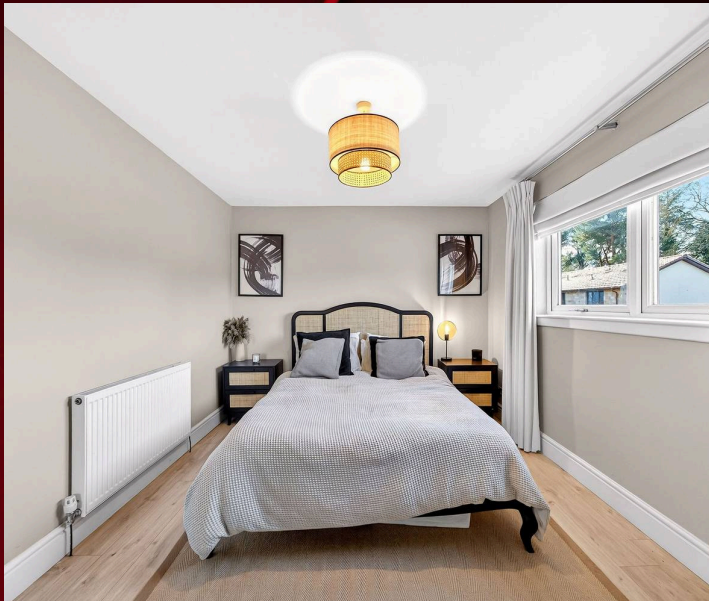
9' 8" x 14' 10" (2.95m x 4.51m)

A spacious master bedroom featuring two large front-facing windows allowing plenty of natural light. The room benefits from vinyl flooring, a central light fitting and a radiator, while offering ample space for freestanding furniture. It also boasts a substantial walk-in wardrobe with an additional radiator, along with access to a private en-suite bathroom.

En suite

8' 6" x 5' 7" (2.59m x 1.70m)

A modern en suite featuring an opaque window for natural light and privacy, along with tiled flooring and spotlighting. The suite includes a walk-in mains shower, W/C and a sunken sink with mixer tap and storage beneath, complemented by a contemporary heated towel rail.





FRONT GARDEN

The front garden has an extensive grass area, a 3 car mono-block drive and provides access to the rear garden.

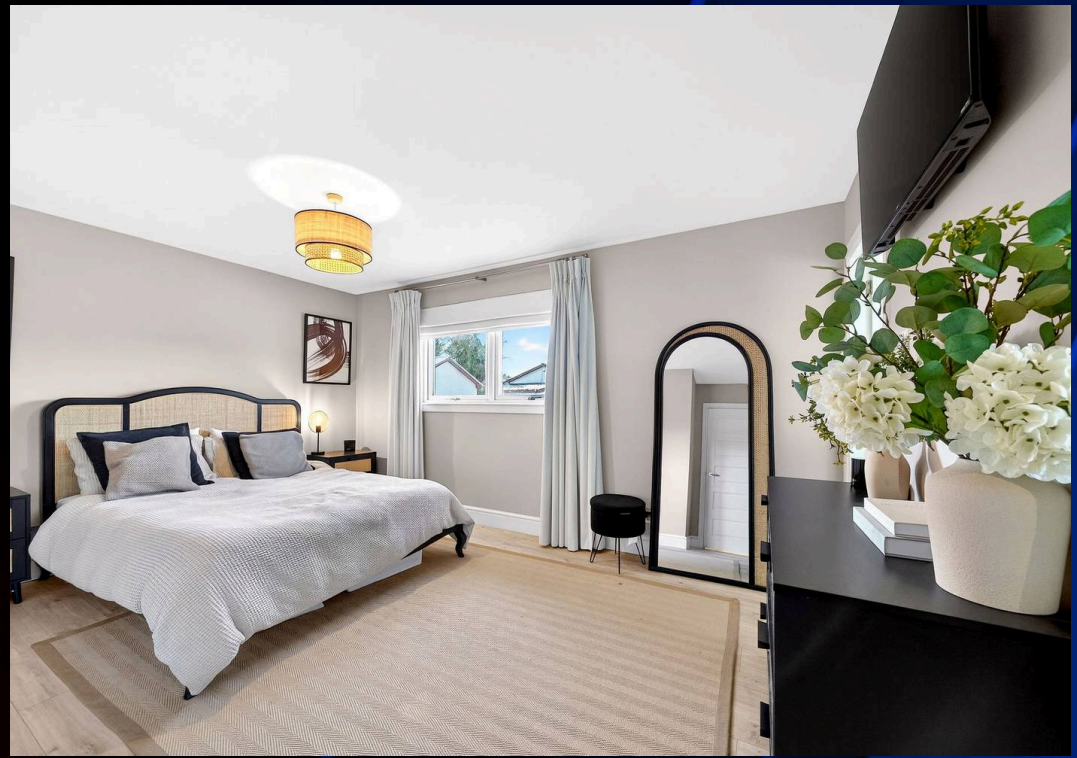
REAR GARDEN

The generous rear garden can be accessed via the French patio doors, rear door or side gate, offering excellent outdoor space for relaxing and entertaining. The garden features an astro turf area and a slabbed patio with space for freestanding garden furniture, along with a hedge and tree line providing a good degree of privacy. The garden also provides convenient access to the large detached garage.

DRIVEWAY

3 Parking Spaces

3 car monoblock driveway



14 Hermand Gardens, West Calder, EH55 8BT



Approx. Gross Internal Floor Area 1789 sq. ft / 166.21 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	76	81
(55-68) D		
(39-54) E		
(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	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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