



**REMAX**  
Property

52 Polbeth Crescent, Polbeth

Offers Over £163,000



### **\*\*An Exceptional 3 Bed End Terraced Home With Large Garden\*\***

Rodaidh MacDonald and RE/MAX Property are delighted to bring this superb home to the market, located within the popular residential area of Polbeth Crescent, West Calder, EH55 8TX. Ideally positioned with a range of local amenities close by and only a short walk from West Calder railway station, the property offers excellent convenience for commuting. This fantastic home is ready to move straight into – simply bring your furniture and enjoy.

The property comprises of:

- Entrance Hallway
- Lounge
- Kitchen
- Living level bathroom
- 3 Double Bedrooms
- Large Rear Garden
- Front Garden
- Multicar Driveway

The location is ideal, with the local area offering a range of everyday amenities. Within Polbeth itself there are local shops, cafés and services, along with primary schooling at Polbeth Harwood Primary School, while secondary schooling is available at West Calder High School and a number of nurseries are also located nearby. West Calder provides further amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, while Livingston town centre is only a short drive away offering an extensive range of shopping and entertainment options including The Centre and Livingston Designer Outlet, along with cinemas, restaurants, gyms and a variety of professional services. The area is also well suited for commuters, with West Calder railway station within walking distance providing regular services to Edinburgh and Glasgow, while excellent road links via the A71 and M8 motorway network connect to the wider central belt. There are also a number of pleasant walks locally within the surrounding countryside.

### Entrance Hallway

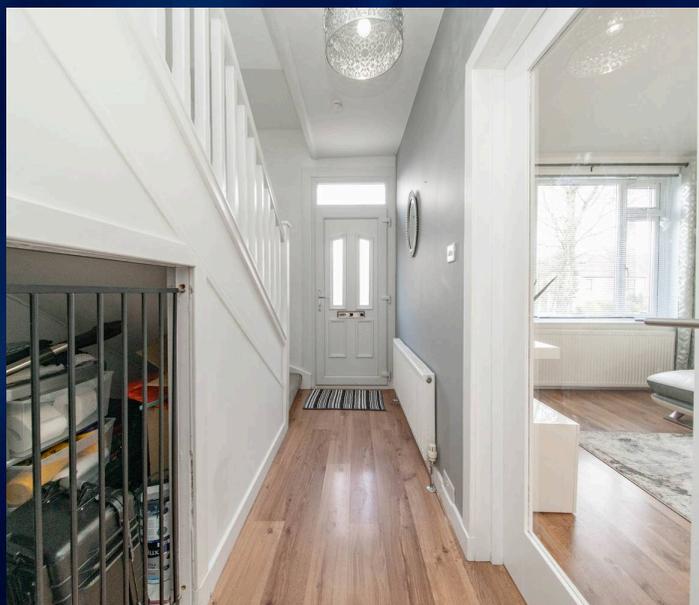
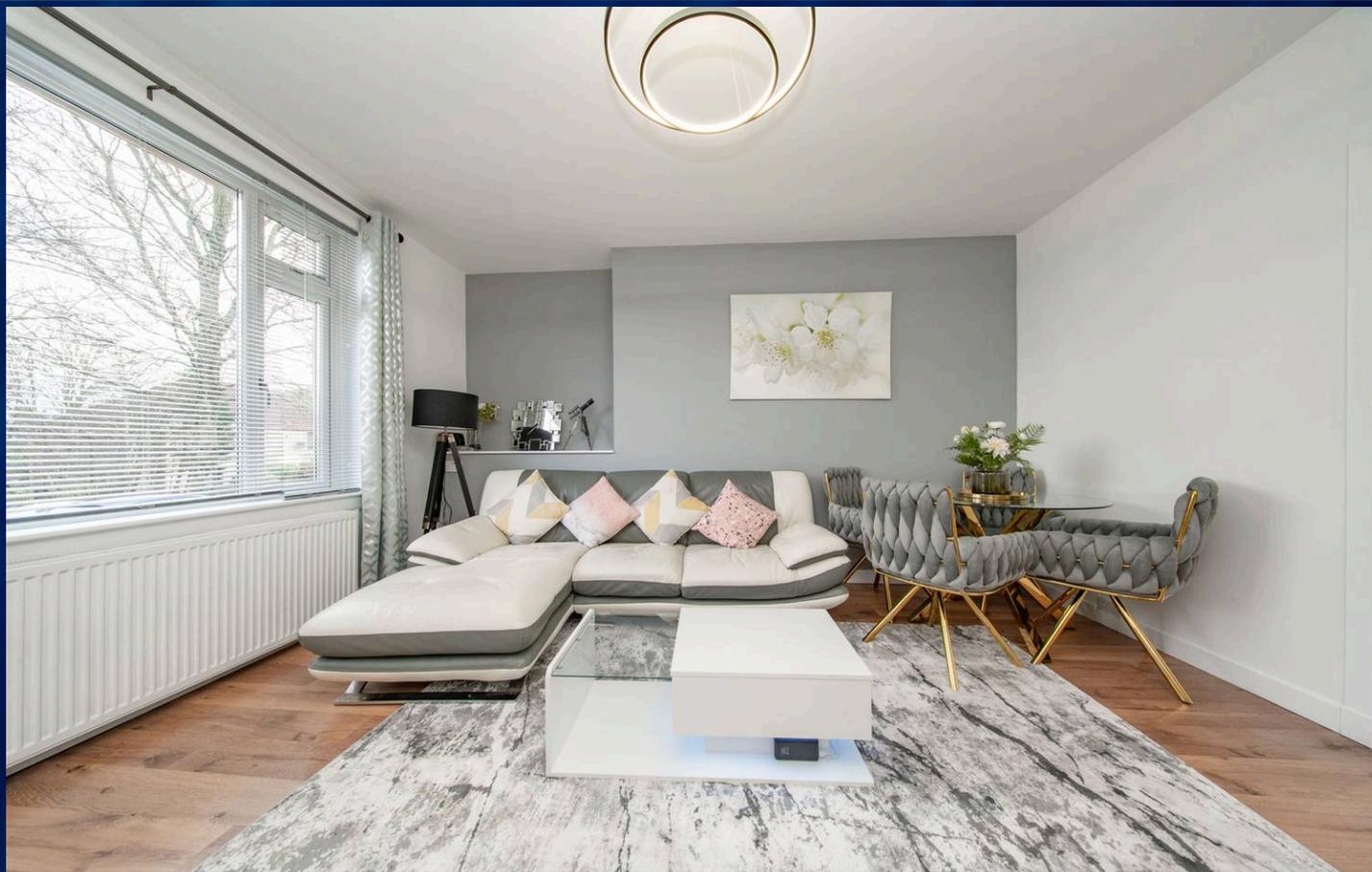
A bright and inviting entrance hallway finished with wood laminate flooring which continues seamlessly through into the lounge, creating a cohesive feel on the ground level. The hallway offers excellent storage with two generous cupboards as well as additional under-stair storage, ideal for coats, shoes and household items. Decorated with painted walls, the space is well lit by two ceiling mounted light fittings and benefits from a radiator and multiple power points. A UPVC front door with a glazed insert allows natural light to filter into the hallway, adding to the welcoming first impression of the home.

### Lounge

4.441m x 3.696m (14'06" x 12'01") A well-proportioned front facing lounge offering a bright and comfortable space for everyday living. Wood laminate flooring flows in from the hallway, enhancing the sense of continuity throughout the ground floor. A large window to the front elevation allows an abundance of natural light to enter the room. The lounge is finished with painted walls and benefits from a ceiling mounted light fitting, radiator and multiple power points.

### Kitchen

4.026m x 2.601m (13'02" x 08'06") A generously sized kitchen fitted with a selection of blue toned wall and base units paired with a laminate wrapped work surface, providing ample preparation and storage space. The kitchen is equipped with an integrated mid-height oven and built-in microwave, alongside a five ring gas hob set against a stainless steel splashback with extractor hood above. Tiled splashbacks finish the remaining work areas, while there is space to accommodate an American style fridge freezer, washing machine and dishwasher. The room also benefits from laminate effect flooring, a radiator, ceiling mounted lighting and multiple power points. A large rear facing window allows plenty of natural light into the space, while a fully glazed door offers direct access to the rear garden





### Living Level Bathroom

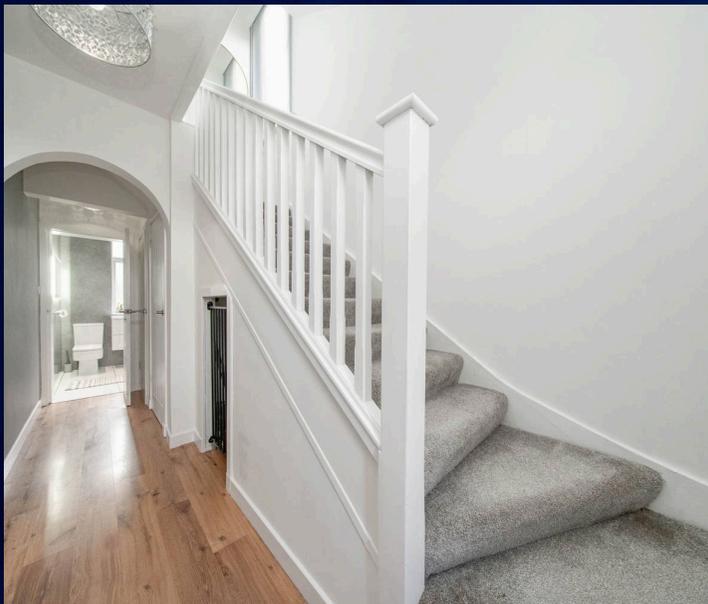
1.926m x 1.676m (06'03" x 05'06") A modern bathroom conveniently located on the ground floor, finished with tiled flooring and contemporary wet wall panelling. The space incorporates a walk-in shower with integrated shelving, a back to wall toilet and a wall mounted sink unit with storage below. Additional features include a wall mounted mirror, tall radiator and ceiling downlights. A glazed window to the rear provides natural light and ventilation, while an extractor fan completes the room.

### Landing and Stairs

Carpeted stairs rise from the hallway to the upper landing, creating a comfortable transition between the ground and first floors. A window positioned at the mid-landing overlooks the side of the property and allows natural light to brighten the stairwell. The landing area itself provides access to all three bedrooms and includes an attic hatch for additional storage potential. The space is finished with painted walls and a ceiling mounted pendant light.

### Bedroom 1

4.905m x 2.946m (16'01" x 08'08") A generously proportioned double bedroom situated to the rear of the property, offering excellent floor space for a range of freestanding furniture. The room is finished with carpeted flooring and painted walls, creating a comfortable and relaxing setting. A large window allows natural light to fill the space while providing an outlook over the garden. Additional features include a ceiling mounted light fitting, radiator and multiple power points.





### **Bedroom 2**

3.907m x 2.918m (12'09" x 09'06") A well sized double bedroom positioned to the front of the property. The room benefits from carpeted flooring and neutral painted walls, with a front facing window allowing plenty of natural light into the space. Further features include a ceiling mounted light fitting, radiator and power points.

### **Bedroom 3**

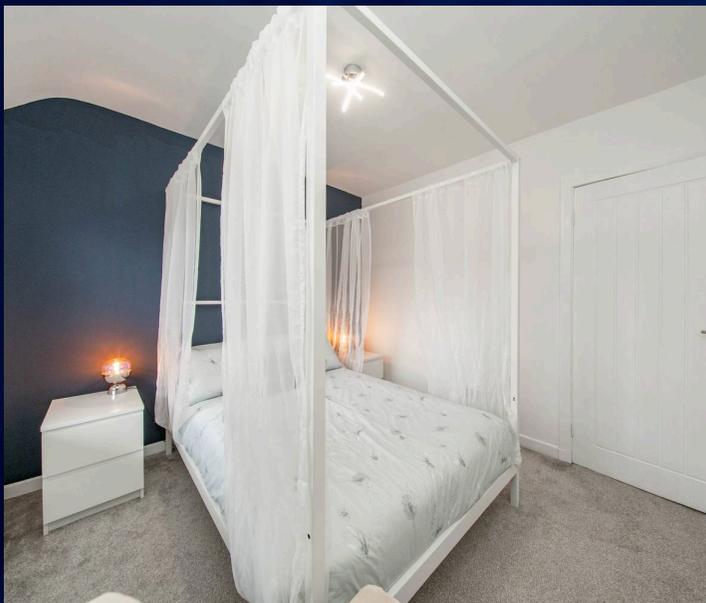
2.888m x 2.829m (09'05" x 09'03") A versatile third bedroom located to the front of the property, enjoying views towards the garden. The room offers flexible use and could serve well as a bedroom, nursery or home office. Finished with carpeted flooring and painted walls, the space also includes a ceiling mounted light, radiator and power points.

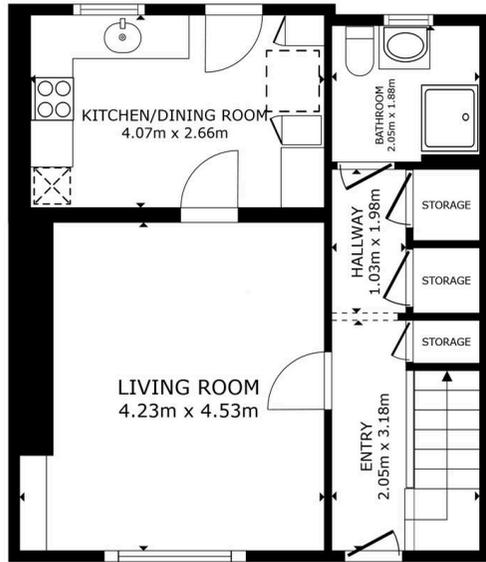
Freehold Property.  
Council Tax Band B.  
EPC C.

No Factor Fees.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

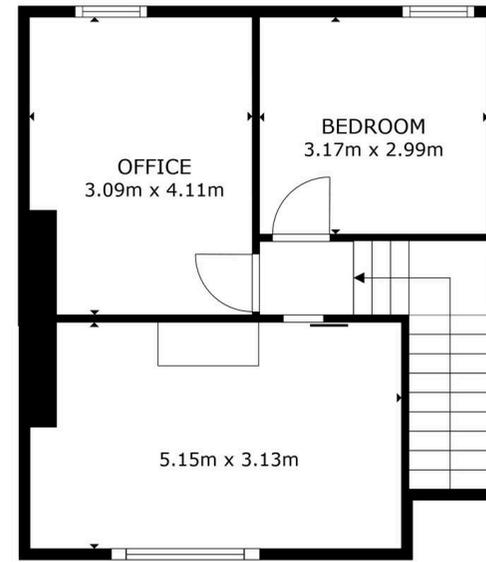




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 46.4 m<sup>2</sup> FLOOR 2 45.6 m<sup>2</sup>  
 TOTAL: 92.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 46.4 m<sup>2</sup> FLOOR 2 45.6 m<sup>2</sup>  
 TOTAL: 92.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## REMAX Property

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