



41 Parkhead Cottages, West Calder
£190,000



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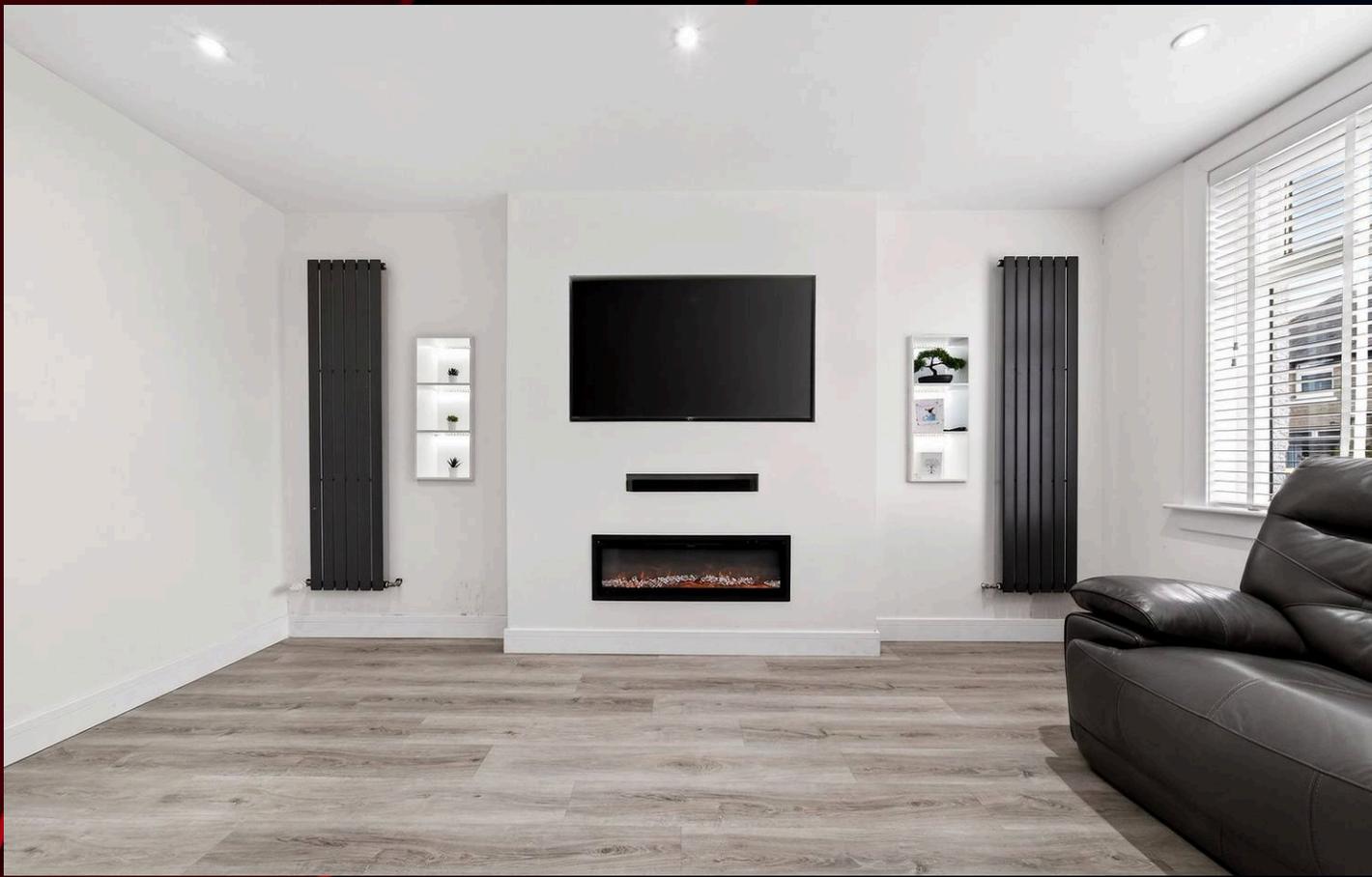
Modern Turn Key Condition Two Bedroom & Study End Terrace Property** Fantastic recently refurbished property, Drive and wooden Garage Large Gardens.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

8' 8" x 3' 2" (2.65m x 0.96m)

"A welcoming entrance hall featuring fresh, modern décor, laminate flooring, and stylish spotlights to the ceiling. Radiators provide warmth, while the space is accessed via a front vestibule with a PVC door, offering excellent room for coats, jackets, and shoes. The hall provides access to the family bathroom, lounge, and the upper level."

Lounge/Diner

15' 6" x 10' 7" (4.72m x 3.22m)

A lovely, spacious lounge/diner featuring a large front-facing window that fills the room with natural light. The space is enhanced by laminate flooring, fresh modern décor, and stylish ceiling spotlights. A contemporary media wall with an electric flame-effect fire creates an attractive focal point, while there is ample room for a dining table and chairs, making it perfect for both relaxing and entertaining.

Kitchen/Diner

12' 4" x 9' 1" (3.76m x 2.76m)

A well-equipped kitchen/diner offering space for a table and chairs, with a rear-facing window providing natural light. The kitchen features a gas hob, electric oven, and extractor fan, along with a modern vertical radiator. There is a freestanding washing machine and dishwasher, and a large cupboard housing the fridge freezer, all of which are included as gifts from the owner. Finished with ceiling spotlights, laminate flooring, and ample storage cupboards, this is a practical and inviting space."



Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

A lovely, modern family bathroom featuring a side-facing window, laminate flooring, and stylish ceiling spotlights. The space is finished with contemporary wet wall panelling and includes a heated chrome towel rail. Comprising a sleek vanity sink with mixer tap, WC, and a bath with mixer tap, the room also benefits from an over-bath mains shower as well as a secondary handheld shower, creating a practical yet stylish space.



Bedroom One

14' 7" x 11' 6" (4.45m x 3.51m)

A very spacious double bedroom with a rear view of the garden, featuring carpeted flooring, a radiator, central lighting, and a storage cupboard.

Bedroom Two

11' 7" x 10' 0" (3.52m x 3.04m)

A generously proportioned second bedroom with a front-facing window, complete with carpeted flooring, radiator heating, central lighting, and a built-in storage cupboard.

Study

An excellent room ideal for use as a study, featuring carpeted flooring, a radiator, and spot ceiling lighting, providing a comfortable and functional office space.

Stairs & Landing

A spacious landing with natural light from a window, featuring carpeted flooring, spot ceiling lighting, and fresh décor. It provides access to two bedrooms, the study, and the shower room, as well as the attic space via a ladder.

Shower Room

A modern shower room featuring laminate flooring, a WC, and a vanity-style sink with mixer tap. Ceiling spotlights, splashback tiling, and a walk-in shower cubicle with a glass screen create a sleek look. The shower includes a large rainhead, a mains shower, and a feature LED mirror to complete the contemporary design."





FRONT GARDEN

Spacious front garden featuring newly laid stone chippings for low maintenance, modern paving around the property, a lawn area with mature shrubs and hedges, and fully enclosed with a gate.

REAR GARDEN

Lovely rear garden with a large paved patio, a lawn area, external lighting, and a water tap. Fully enclosed with a gate, it comes with a generously sized summer house, which is gifted and includes power, perfect for versatile use.”

DRIVEWAY

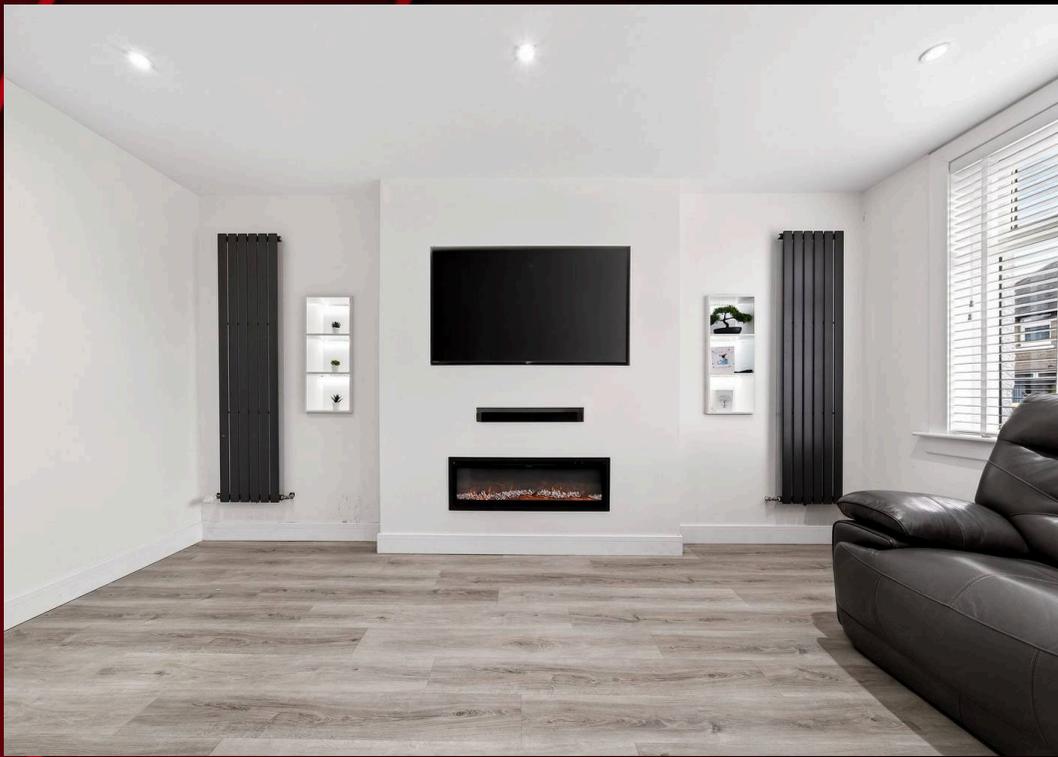
2 Parking Spaces

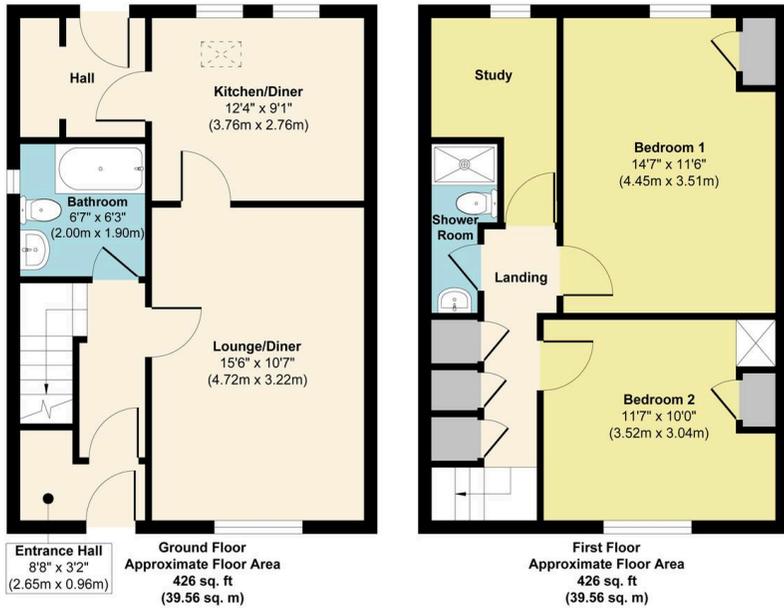
Convenient driveway combining tarmac and stone chippings, with secure gated access, offering ample parking for multiple vehicles.

GARAGE

Single Garage

The property benefits from a large wooden shed at the front, which could also be used as a garage.



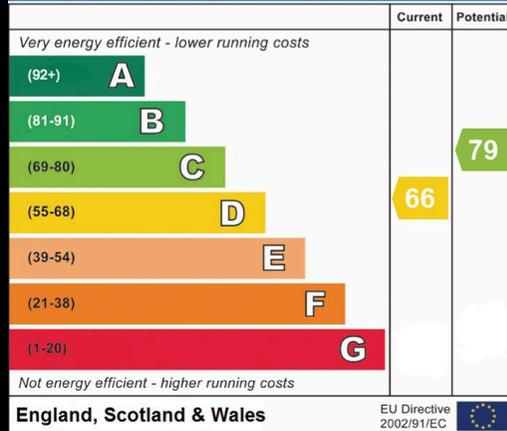


Approx. Gross Internal Floor Area 852 sq. ft / 79.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

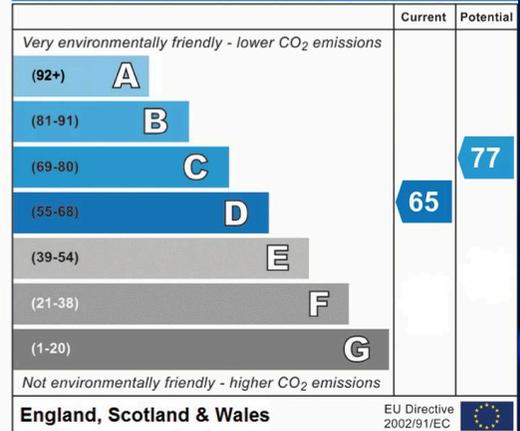


England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive 2002/91/EC





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