



32 Calderburn Road

Polbeth, EH55 8UL

Offers over £164,000



Occupying an excellent corner plot with ample off-street parking for a handful of vehicles, this 3 bedroom semi-detached property within the popular village of Polbeth poses an ideal choice for growing young families. Calderburn Road runs parallel to the A71 route through the village and is well placed for nearby local amenities and a selection of schooling, with the larger towns of West Calder and Livingston within easy reach to the east and west. A train link in West Calder offers a regular service to Edinburgh and Glasgow, with the A71 and nearby M8 motorway allowing additional options for commuters travelling throughout the central region.



Description

This spacious property has been extensively refurbished in recent years and offers a home in walk-in condition for the prospective new owner. A stunning 4 piece bathroom is a particularly highlight, offering a generous footprint to include contemporary sanitaryware and fully tiled walls and flooring. The modern fitted kitchen is equipped with a range of storage cabinets and integrated appliances, with space for a small table to accommodate everyday meals. A good sized main living room provides a comfortable area to relax and entertain, with windows to the front and rear to allow lots of natural light. A striking glass balustrade to the staircase is a further modern twist, offering a welcoming entrance to the property via the main door. On the upper level are 3 generous double bedrooms, perfectly tailored to those with children or planning to start their family. Fitted storage options can be found to all of the rooms, whilst further cupboards are available in the hallway to meet everyday requirements. Externally, the spacious plot is sure to appeal and offers something for all the family to enjoy. A range of off-street parking is available for those with a few vehicles within the family, with a lawn area perfect for children to play. A 20m2 outbuilding is a multi-purpose space that is catered for work, leisure or play whilst a further enclosed garden area can host family BBQ's or pets.

Location

The village of Polbeth is conveniently situated along the A71 and thus offers excellent transport links for the commuter. A nearby rail station in West Calder offers a regular service in either direction to Edinburgh and Glasgow. Everyday services are on offer in Polbeth including a nursery, primary school and a grocery store. A more comprehensive range of schooling and other amenities can be found in nearby West Calder and Livingston.

Entrance Hall 11'8" x 8'11" (3.58m x 2.72m)

Living Room 14'7" x 11'8" (4.45m x 3.56m)

Kitchen 11'8" x 7'8" (3.56m x 2.35m)

Bathroom 11'8" x 10'9" (3.57m x 3.30m)

Upper Hall 9'2" x 2'11" (2.80m x 0.89m)

Bedroom 1 11'6" x 11'5" (3.52m x 3.49m)

Bedroom 2 11'6" x 10'4" (3.52m x 3.17m)

Bedroom 3 11'6" x 10'7" (3.52m x 3.23m)

Key Info

Home Report Valuation: £165,000

Total Floor Area: 88m2 (950 ft2)

Construction Type: Non-Traditional Timber Frame

Parking: Driveway

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

Disclaimer

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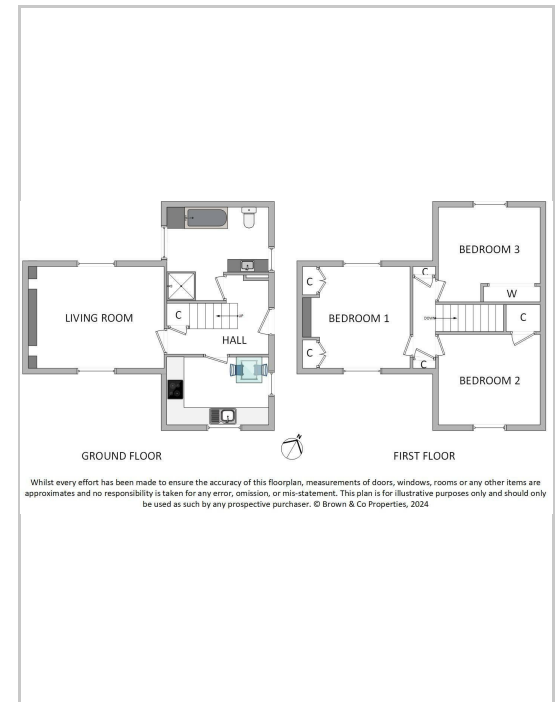
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Area Map



Floor Plans



Energy Efficiency Graph

