



37 Calderburn Road Polbeth, EH55 8UR

Offers over £164,000



Located within the popular village of Polbeth that is around 2 miles to the west of Livingston, this freshly presented 3 bedroom semi-detached property has been carefully renovated recently to offer a home in walk-in condition for a growing young family. Calderburn Road lies parallel to the A71 commuter link through the village and is well placed for access to everyday local amenities including a Scotmid convenience store and a primary school. Secondary education and a train station can be found within neighbouring West Calder, whilst popular family visitor attraction Five Sisters Zoo can also be found within the area.



Description

The property itself has been a long enjoyed family home and offers a deceptively spacious layout that should appeal to buyers at various stages of their property journey. Three double bedrooms includes the smaller at ground floor level and with a wet floor shower room currently available on the ground floor this could be an ideal choice for buyers planning to future proof their accommodation. A good sized main living room allows comfortable space to relax and unwind, with separate dining room perfect for everyday family meals or utilising as a home office. The fitted kitchen will include the appliances as a part of the sale and comprises a range of wall and base storage cabinets with adjacent pantry, where the gas fired combi boiler can be found. Tasteful neutral tones and fresh flooring throughout provides the incoming new owner a blank canvas to move with ease without the need for any major works. The generous plot features wraparound gardens that are prime to develop or provide space to extend and grow further, with a driveway and detached garage offering ample off-street parking opportunities.

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.

Lower Hallway 10'4" x 9'1" (3.15m x 2.77m)

Living Room 16'11" x 10'9" (5.16m x 3.30m)

Kitchen 12'6" x 9'5" (3.82m x 2.88m)

Dining Room 10'9" x 8'4" (3.29m x 2.55m)

Shower Room 7'0" x 5'6" (2.14m x 1.70m)

Upper Hallway 4'5" x 2'11" (1.35m x 0.89m)

Bedroom 1 15'0" x 11'3" (4.59m x 3.44m)

Bedroom 2 15'0" x 10'8" (4.59m x 3.26m)

Bedroom 3 10'8" x 10'3" (3.26m x 3.14m)

Key Info

Home Report Valuation: £165,000

Total Floor Area: 96m² (1035 ft²)

Construction Type: Non-Standard Timber Frame

Parking: Driveway & Garage

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

Disclaimer

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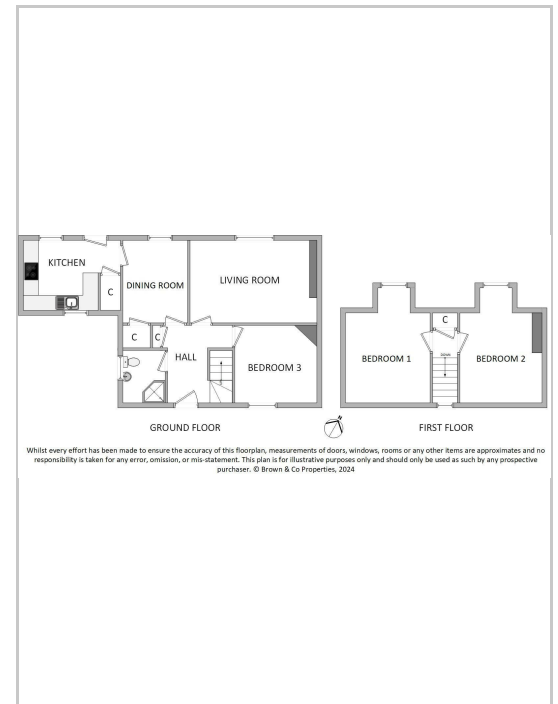
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Area Map



Floor Plans



Energy Efficiency Graph

