

29 The Glebe

WEST CALDER, WEST LoTHIAN, EH55 8BL



29 The Glebe provides convenience and comfort with its spacious layout, modern amenities, and a prime location near top-rated schools and excellent transport links.



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McEwan Fraser Legal is delighted to bring to market this four-bedroom semi-detached home, perfectly situated in a highly sought-after area. Nestled next to nurseries, West Calder High and just a short walk from the train station, this property offers convenience, comfort, and an ideal lifestyle for families and commuters alike. The property is perfectly placed to be just a short walk away from local cafes, post office and other local amenities.

THE LIVING/DINING ROOM



Upon entering the property, you are greeted by a bright and airy open-plan living and dining area. This expansive space is perfect for modern family living and entertaining, filled with natural light that enhances its welcoming atmosphere.



THE KITCHEN & UTILITY



The well-appointed kitchen provides functionality and convenience. Adjacent to the kitchen, the utility room offers additional convenience and leads directly out to the large garden.





Ascending to the first floor, you will find a generously sized bedroom, offering a tranquil retreat with plenty of space for storage and relaxation. Moving upwards, you are greeted by a family bathroom and three further great-sized bedrooms. Each room is designed to provide comfort and ample space, ensuring everyone in the family has their own personal space. Additionally, the property boasts stunning views in the distance, adding an extra touch of beauty and tranquillity to your living experience.

THE SHOWER ROOM



BEDROOM 1 & VIEW



BEDROOM 2



BEDROOMS 3 & 4



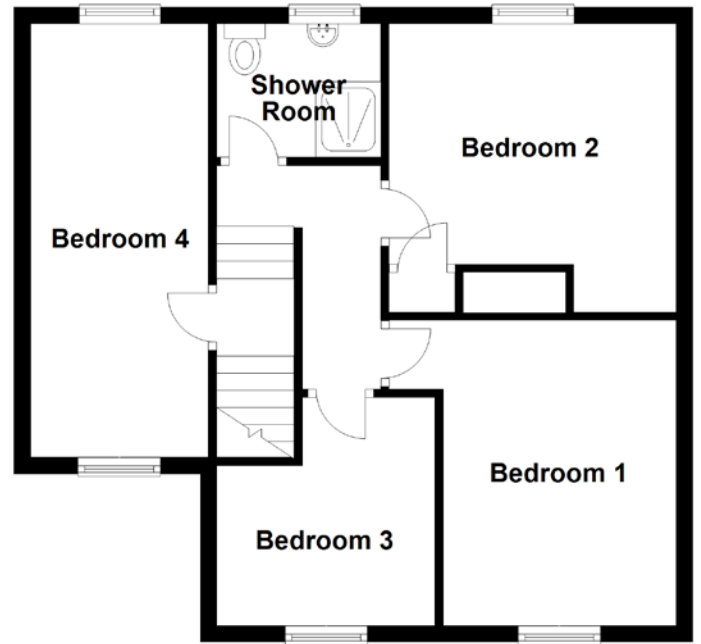
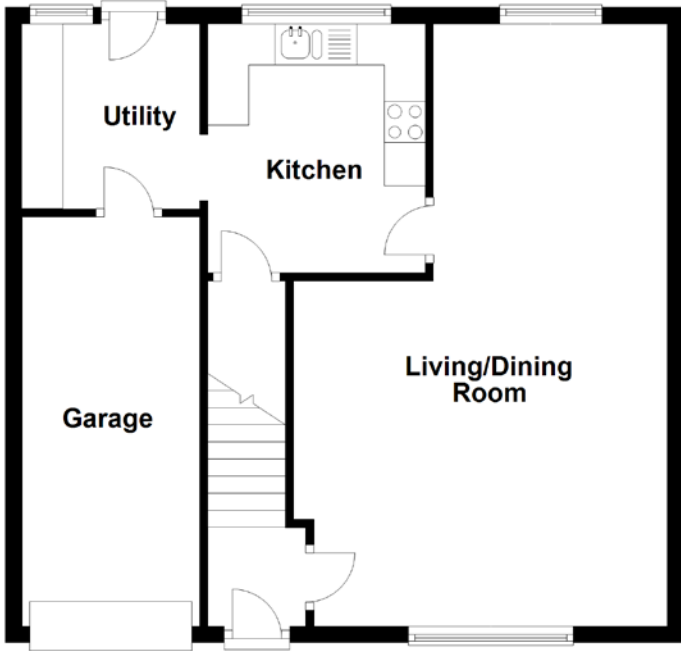
The garden, featuring low-maintenance turf, provides a fantastic outdoor space for children to play or for hosting summer barbecues. This property also includes a single garage and driveway, providing ample parking space and additional storage options. With mounds of potential for personalisation, you can truly make this house your own. Its prime location next to a local school and within walking distance of the train station makes this home an excellent opportunity for anyone looking to enjoy a convenient and enjoyable lifestyle.

Early viewing is recommended to appreciate the potential this property has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living/Dining Room	7.33m (24'1") x 4.56m (15')
Kitchen	3.03m (9'11") x 2.65m (8'8")
Utility	2.25m (7'4") x 2.17m (7'1")
Shower Room	2.01m (6'7") x 1.63m (5'4")

Bedroom 1	3.72m (12'2") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.93m (9'7")
Bedroom 4	5.28m (17'4") x 2.23m (7'4")
Bedroom 3	2.78m (9'1") x 2.67m (8'9")
Garage	4.90m (16'1") x 2.27m (7'5")

Gross internal floor area (m²): 99m² | EPC Rating: C



THE LOCATION

Nestled in the heart of West Lothian, West Calder is a picturesque village that blends rural charm with modern convenience, making it ideal for families, professionals, and retirees alike. With excellent transport links, including regular train services to Edinburgh and Glasgow and easy access to the M8 motorway, commuting is straightforward and efficient.

Families will appreciate the reputable schools in the area, such as West Calder High School and several well-regarded primary schools. The village centre offers a variety of shops, cafes, and restaurants, while community events foster a sense of belonging. Outdoor enthusiasts will love the nearby Pentland Hills Regional Park, perfect for hiking, cycling, and picnics.

Rich in history, West Calder retains its traditional charm with landmarks like Harburn House and Five Sisters Zoo. The local community centre and library host cultural and recreational activities year-round.

With its excellent connectivity, educational opportunities, vibrant community, and stunning natural surroundings, West Calder offers the best of both worlds.



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