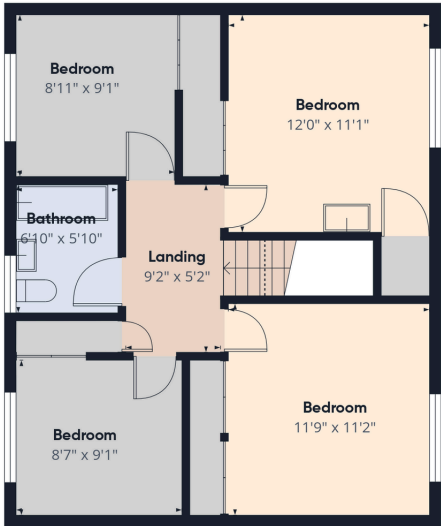




Floor 0



Floor 1



DESCRIPTION

Nestled in the charming village of West Calder, this delightful 4-bedroom detached corner plot property presents the perfect family home. Boasting a spacious lounge ideal for relaxation and gatherings, a modern kitchen, and a separate dining room with doors to private rear garden, this home effortlessly blends comfort with style. Its prime location offers easy access to local amenities, excellent schools, and beautiful outdoor spaces, making it an ideal haven for families looking to enjoy both convenience and tranquility.

The property comprises of :

- Welcoming hallway
- Spacious front facing lounge
- Separate dining room with doors to garden
- Modern fitted kitchen
- Downstairs shower room
- Office/Study
- 3 Double bedrooms with fitted wardrobes
- Fourth bedroom with storage space
- Family bathroom with shower over bath
- Private rear garden with private outlook
- Double Driveway
- Garden to front

Viewing by appointment with Gibson Estate Agents



LOCATION

West Calder, West Lothian West Calder is a popular village situated in the southern reaches of West Lothian. Livingston and Bathgate are 10 minutes and 20 minutes by car respectively and easy access to the M8 and M9 motorway networks ensure swift travel times throughout the central belt and beyond. The train station in West Calder provides frequent high-speed links to Glasgow and Edinburgh. West Calder offers a good range of local shops, with more extensive high street favourites available at The Centre in Livingston. Popular local primary schools include Parkhead, Woodmuir and St Mary's. Secondary education is provided at St Kentigern's and, opening in summer 2018, the new West Calder High School. Great local nurseries abound, offering versatile care packages to suit your needs. Outdoor pursuits are well catered for with Polkemmet, Almondell and Beecraigs country parks on your doorstep. Great walking opportunities also abound in the Bathgate and Pentland hills, just a short drive away.

