



Floor 0



Floor 1





# DESCRIPTION

Ideal investment opportunity !

This 2 bedroom terraced property is an ideal investment, located in an residential estate with off street parking and private rear garden.

The property has great potential with the right TLC. Additionally it benefits from ample storage space with an allocated garage.

The property includes:

- Entrance hallway with storage space
- Fully fitted kitchen with door to rear garden
- Spacious rear facing lounge with doors to garden
- Two double bedrooms
- Family shower room
- Private rear garden
- off street parking available

To schedule a viewing call Gibson Estate Agents today!

\*Property is sold as seen\*



## 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.

