



42 Old School Avenue,
Polbeth
West Calder EH55 8FA
Offers Over £310,000

Caesar & Howie
Solicitors & Estate Agents



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A superb family home is offered from immaculate and popular style detached villa, on prime site and excellent south facing garden. Accommodation has a great layout, fresh décor, well proportioned rooms, including main reception room and bright open plan kitchen/dining. It is a real credit to current owners. Feature rear garden with south facing position and raised artificial grass area, making it ideal for children. The location has easy access to both primary and secondary schooling, public transport, rail station, local recreation areas, walks and nearby Livingston provides an abundance of retail, leisure and entertainment outlets. Easy commuting via M8 and A71.

- Entrance hall
- Spacious & bright lounge
- Excellent fitted kitchen/dining
- Utility & W.C.
- Master bedroom/en-suite
- Three further bedrooms
- Well appointed bathroom
- GCH & DG
- Attractive gardens/sunny aspect
- Driveway & garage
- Council Tax Band E



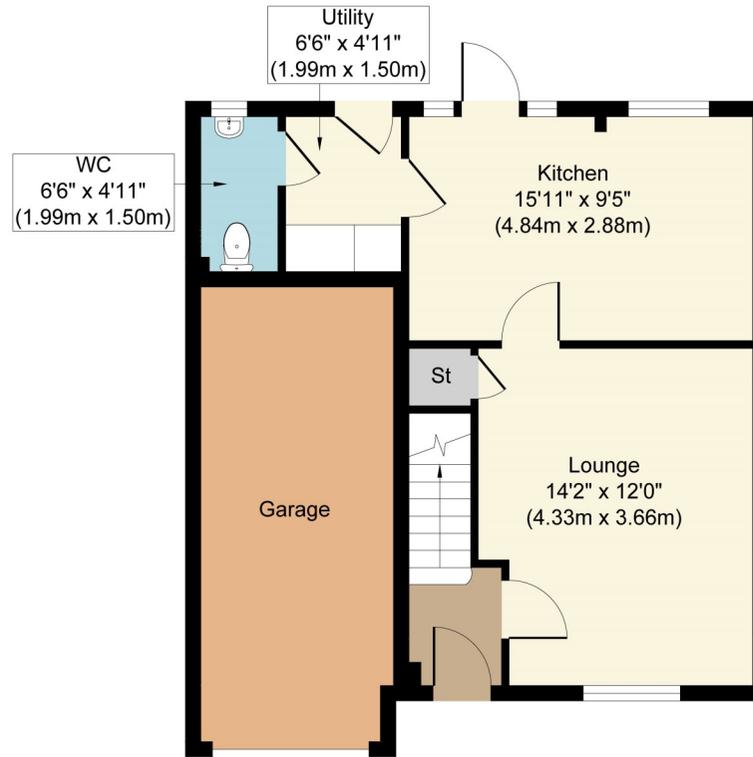
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Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

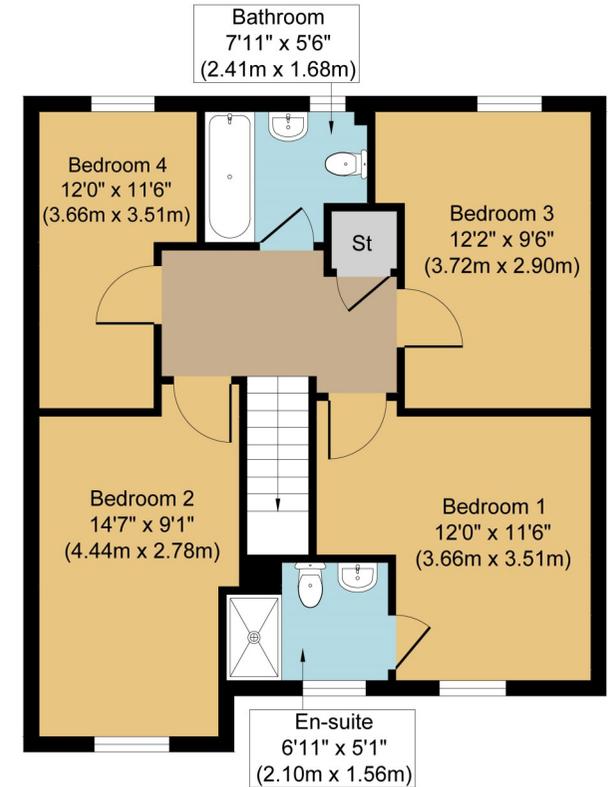


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.