

19 Bristonhill View, West Calder

West Calder

Offers Over £350,000

# 19 Briestonhill View

West Calder, West Calder

Located within a much sought after development on the outskirts of West Calder, 19 Briestonhill View stands as a captivating four-bedroom detached residence, showcasing contemporary elegance and thoughtful design. Crafted by renowned builders Balfour Beatty in 2022, this 'Orkney' represents one of only 59 properties within this exclusive enclave. The property impresses with its kerb appeal and is sure to catch your eye. Families will appreciate schooling only a short drive away whilst commuters will enjoy easy access to the M8 motorway and West Calder Train Station.

Step through the inviting threshold into a luminous hallway, setting a welcoming ambiance that flows throughout the home.

To the front of the property, a cosy yet spacious lounge offers a serene retreat, perfect for relaxation with family amidst views of open green spaces.

Continuing, the true heart of the home lies towards the rear, where an open-plan kitchen/diner awaits seamlessly blending functionality with style. Generously appointed with sleek cabinetry, integrated appliances, and complimenting work surfaces. This space is illuminated by natural light pouring in through large windows and double doors, extending the living space effortlessly into the landscaped rear garden. A breakfast bar as well as space for a large dining table cater to both casual meals and formal gathering. A useful utility cupboard ensures a clutter free environment as well as space for a washing machine and tumble dryer. Adjacent, a well-appointed WC with feature tiling adds to the home's convenience and style.

Ascending the stairs, four generously proportioned double bedrooms await, providing ample accommodation for growing families. The primary bedroom impresses with built-in mirrored wardrobes and a stylish en-suite shower room, adorned with contemporary grey tiling and chrome accents.

Completing the upper level, a sleek family bathroom offers a serene retreat, featuring neutral tones, elegant tiling, and a white three-piece suite with a mains shower over the bath.

Externally, the property continues to captivate with its impeccable kerb appeal and thoughtfully designed outdoor spaces. The front garden, laid to lawn, adds a touch of greenery, while the private south-facing rear garden beckons with its paved patio seating area and artificial grass, offering a low-maintenance oasis for outdoor leisure and entertainment.

Further enhancing the property's allure, a mono-block driveway leads to a single integral garage, providing convenient parking solutions. Additional visitor parking is available opposite the property, ensuring practicality for residents and guests alike.



**Lounge**

17' 2" x 11' 7" (5.23m x 3.54m)

**Kitchen/Diner**

24' 9" x 14' 6" (7.54m x 4.43m)

**W/C**

6' 5" x 3' 8" (1.95m x 1.11m)

**Bedroom One**

14' 10" x 12' 7" (4.53m x 3.83m)

**En-Suite Shower Room**

7' 5" x 4' 8" (2.26m x 1.42m)

**Bedroom Two**

17' 3" x 8' 10" (5.26m x 2.70m)

**Bedroom Three**

12' 5" x 10' 9" (3.78m x 3.28m)

**Bedroom Four**

11' 5" x 8' 10" (3.48m x 2.70m)

**Bathroom**

7' 6" x 5' 7" (2.29m x 1.69m)



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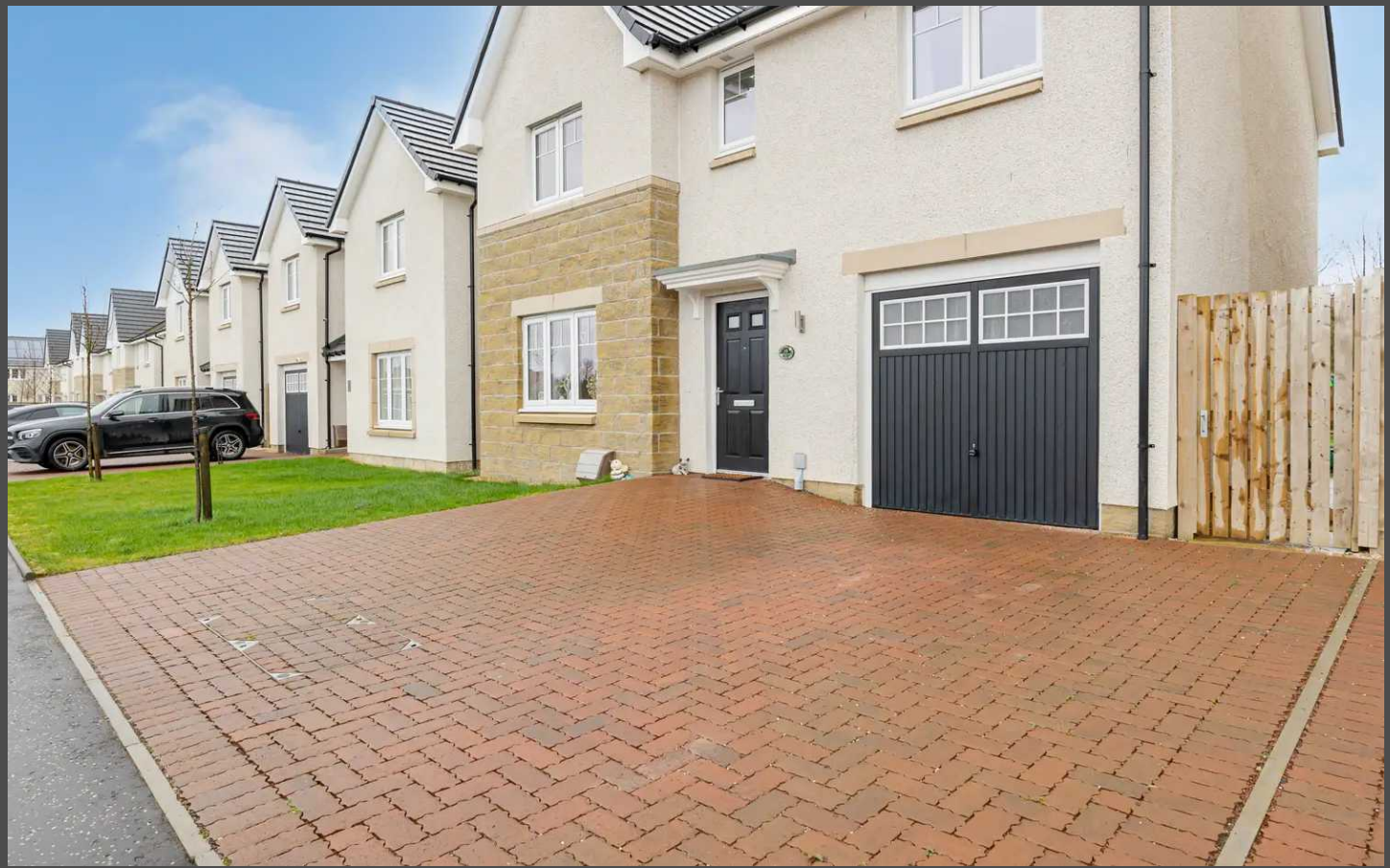
FRONT GARDEN

FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces





Approximate Gross Internal Area (Including Garage) = 144.0 sq m / 1243 sq ft



Ground Floor



First Floor



## Bridges Properties

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