



3 Comitis Road, West Calder

West Calder

Offers Over **£210,000**



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Nestled within an exclusive enclave, 3 Comitis Road presents the epitome of modern living, crafted by Persimmon Homes in 2022. This three-bedroom end of terrace 'Newmore' property offers spacious interiors, a landscaped rear garden, and convenient access to amenities, schooling, West Calder Train Station, and the M8 motorway. With bright and inviting living spaces, a stylish kitchen/diner, three generously sized bedrooms including a primary suite with en-suite, and impeccable exterior appeal, this home offers a harmonious blend of comfort, convenience, and contemporary elegance.

Upon entry, a bright and neutrally decorated hallway welcomes you and sets the tone for what is to follow.

Leading into a spacious lounge bathed in natural light thanks for a large front facing window, this is the ideal space for relaxing and unwinding after a long day.

The heart of the home lies in the stylish kitchen/diner, adorned with sleek cabinetry and complimenting work surfaces. Integrated appliances include a gas hob, electric oven, washing machine, fridge/freezer and dishwasher. There is ample space for dining for family meals and social gatherings. Double doors extend the entertaining space to the rear garden, perfect for summer gatherings.

Upstairs, three generously proportioned bedrooms await, catering to growing families. The primary bedroom features a built-in mirrored wardrobe and an en-suite shower room with stylish grey tiling, enhancing convenience.

Completing the accommodation is the modern family bathroom, adorned with grey tiling and chrome fixtures. this space gives a real sense of luxury.



Kitchen/Diner

Lounge

W/C

Bedroom One

En-Suite Shower Room

Bedroom Two

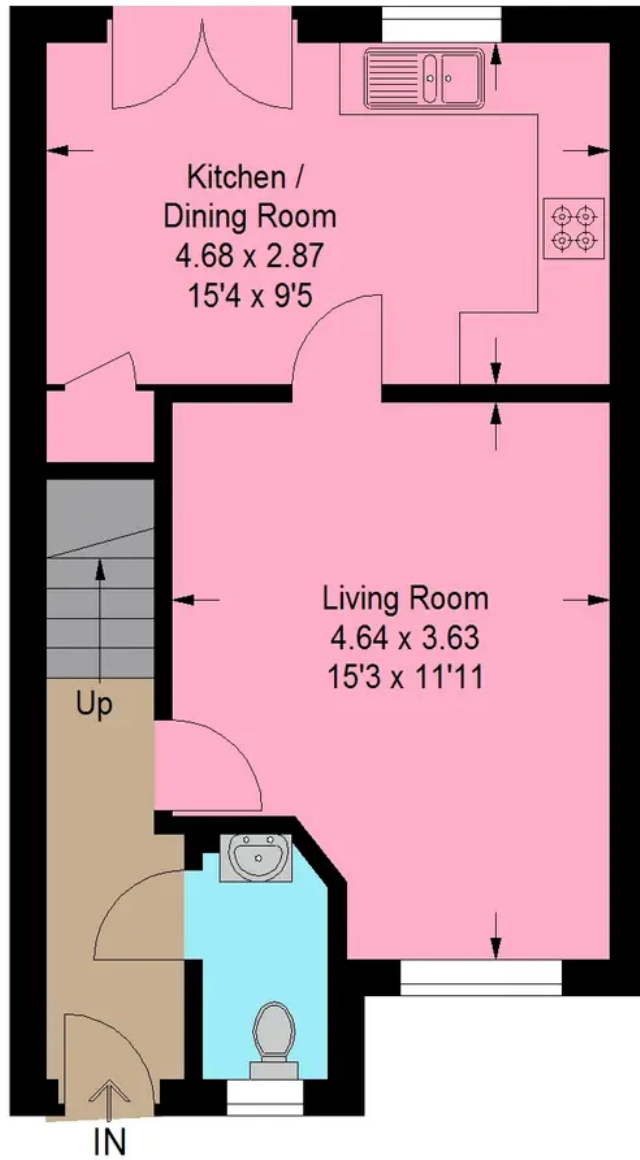
Bedroom Three

Bathroom

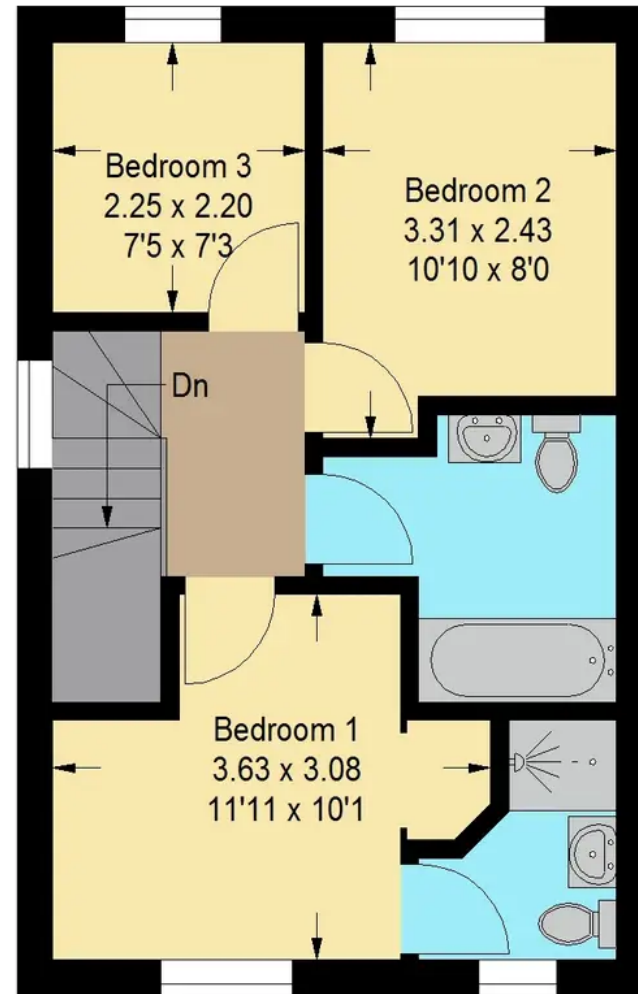




Approximate Gross Internal Area = 74.8 sq m / 805 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1075137 / Ref:87859)



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