



**17 Tenant's March, West Calder**

West Calder

Offers Over **£370,000**





## 17 Tenant's March

Built approximately 1984, this well appointed detached bungalow is set on a substantial plot in the popular village of West Calder, offering a perfect blend of elegance and comfort.

The property is surrounded by a beautifully landscaped garden, providing a serene and picturesque environment. A sweeping driveway, capable of accommodating up to 6 cars, leads to the home, which also features a garage and a carport for additional covered parking.

Inside, the bungalow boasts a large open-plan living and dining area, ideal for both family living and entertaining. The bright and welcoming kitchen serves as the heart of the home, seamlessly opening into a warm, well-lit conservatory with panoramic views of the stunning garden and the spacious decking area, perfect for outdoor gatherings and relaxation.





The property offers four generous bedrooms, two of which currently host a king size bed, ensuring plenty of space for family and guests.

It also includes three well-appointed bathrooms: a convenient WC, a luxurious en suite, and a 4-piece family bathroom, providing both comfort and convenience.

Additionally, the property is equipped with 16 solar panels, enhancing energy efficiency and reducing utility costs.

Located in a private setting within West Calder, this bungalow sits on a significant plot, offering a unique opportunity for tranquil living in a desirable village location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft

Garage = 26.9 sq m / 289 sq ft

Total = 189.0 sq m / 2034 sq ft



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1115540 / Ref:88969)





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