



36 Comitis Road, West Calder

West Calder

Offers Over **£305,000**



## 36 Comitis Road

West Calder, West Calder

Welcome to this exceptional four-bedroom detached property situated in a modern residential development in the sought-after area of West Calder, boasting a prime location just a short drive from Parkhead Primary School and within walking distance to West Calder train station. Combining contemporary design with practical living spaces, this home is perfect for families looking for comfort, style, and convenience.

As you enter, you are welcomed by a bright and spacious hallway that leads into a generously sized lounge. This inviting area features neutral décor, providing a calming atmosphere. The lounge is enhanced by large French doors that flood the room with natural light and offer lovely views of the rear garden. These doors also provide easy access to the garden, making indoor-outdoor living effortless.

The heart of the home is the dining kitchen, which boasts a sleek modern finish with fresh worktops and stylish units. The kitchen is equipped with high-quality integrated appliances, including a fridge/freezer, cooker, and dishwasher, ensuring both beauty and functionality. The spacious dining area within the kitchen is perfect for family meals and gatherings, offering a comfortable and elegant setting.



Currently utilised as a relaxing second living room, the dining room is a versatile space that can easily be transformed into a large dining area, ideal for entertaining guests and hosting family events. The ground floor is completed by a convenient and modern W/C, which, while basic, offers great potential for personalisation with cosmetic touches.

Upstairs, the property features four well-proportioned bedrooms. The main bedroom is a fantastic space, decorated in bright neutral tones and equipped with fitted double mirrored wardrobes that add a modern touch. This leads to a luxurious en-suite bathroom, partially tiled and featuring a large, fully tiled walk-in shower. The second bedroom is spacious, currently accommodating a double bed with ample room for additional furniture, thanks to the fitted double mirrored wardrobe. The third bedroom, similar in size, also offers ample space for a double bed and furniture. The final bedroom is a spacious single room with neutral décor, providing excellent potential for customisation.

The upstairs layout is completed by a bright and modern bathroom, partially tiled and designed with a clean, contemporary aesthetic.

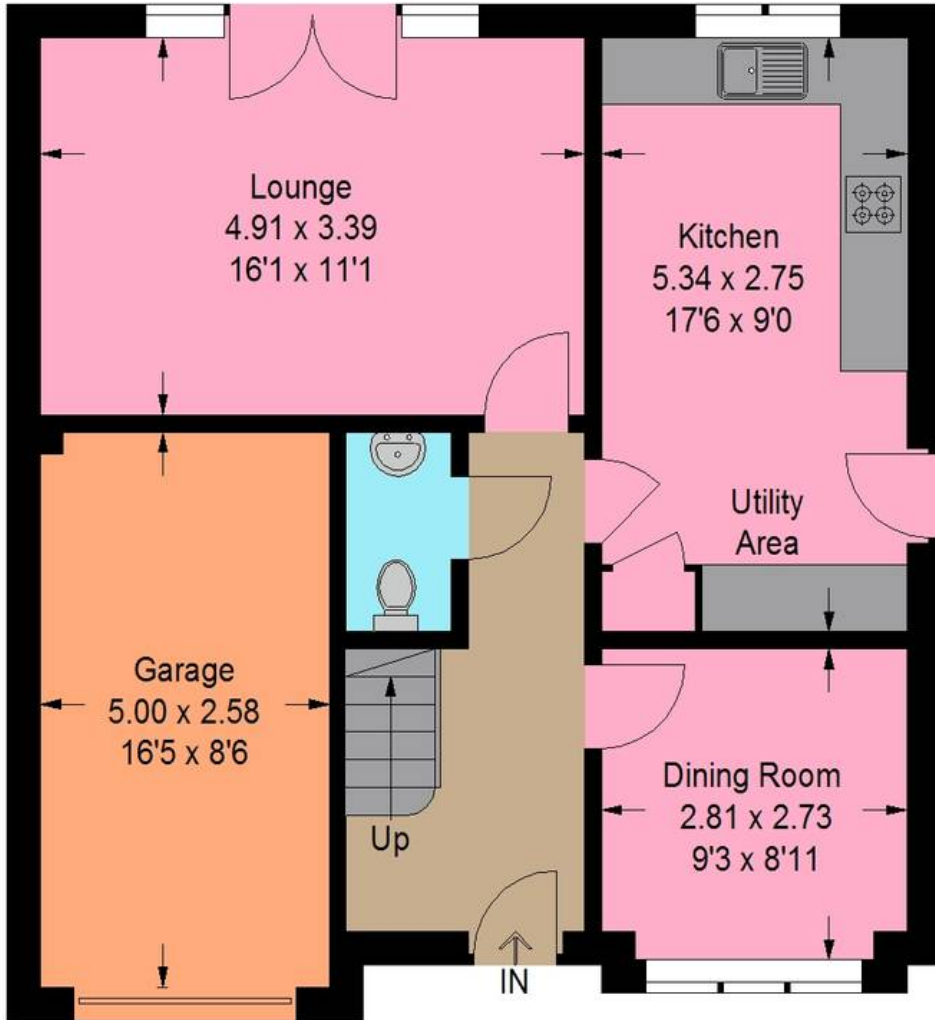
Outside, the property boasts an extensive landscaped rear garden, featuring a mix of grass and slabbed areas. This ample space includes an outdoor dining area, perfect for enjoying summer activities. The garden not only offers low-maintenance options but also has the space and potential to be a haven for gardening enthusiasts. Additionally, the garden is equipped with a large shed, ensuring the outdoor space remains neat and well-organised.

Located in the heart of West Calder, this home offers an unbeatable central location, making it ideal for commuting and accessing local amenities. The property is in immaculate, walk-in ready condition, with a beautifully maintained interior that requires no further work. This is a rare opportunity to own a stunning, turnkey home in one of West Calder's most desirable areas.

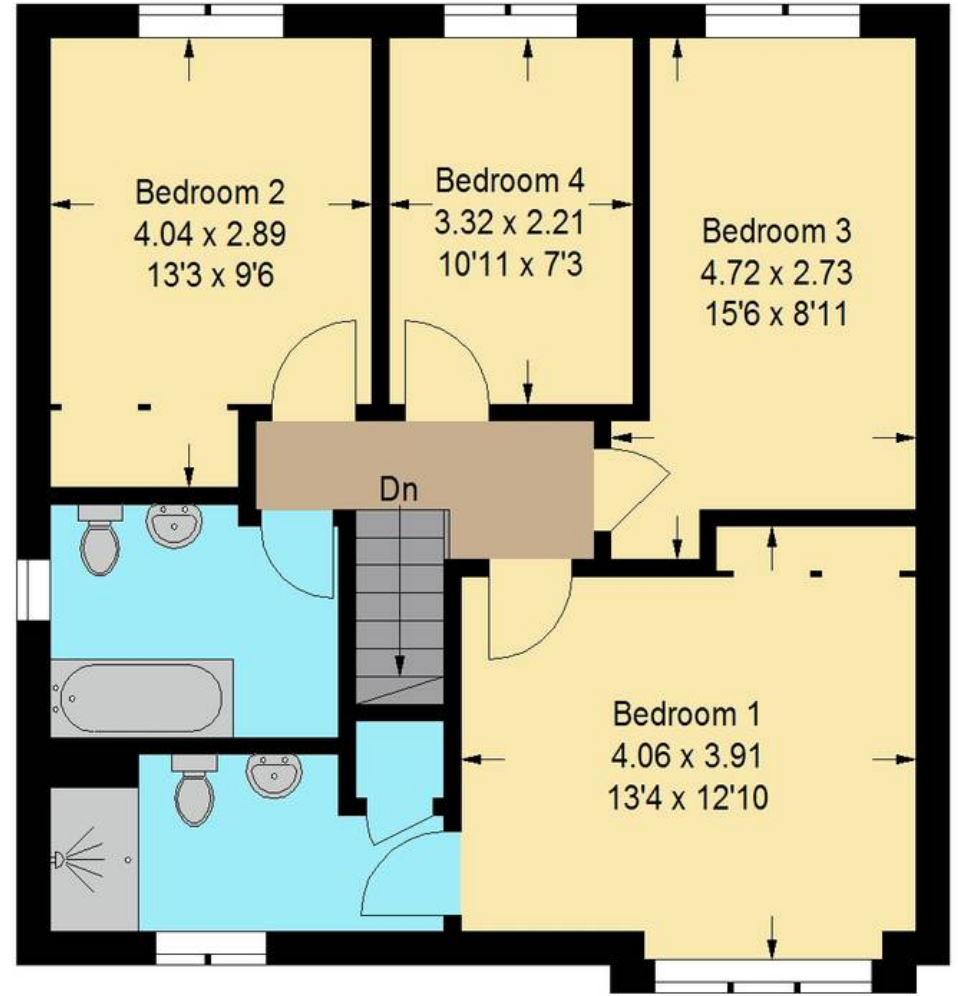




Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 127.7 sq m / 1374 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1120945 / Ref:89146)



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