



80 Harburn Drive, West Calder

West Calder

Fixed Price **£145,000**





## 80 Harburn Drive

### West Calder

This fantastic two-bedroom home in the heart of West Calder presents an incredible opportunity for those looking to personalise their space. Offering a blank canvas, this property boasts airy living spaces, two generous double bedrooms, a recently upgraded kitchen and bathroom, and a landscaped rear garden—perfect for a growing family or those looking for extra space.

The lounge is a true highlight, generously proportioned to comfortably accommodate multiple sofas, including a large L-shaped sofa. Its spacious yet cosy layout provides ample space for free-standing furniture. A large rear-facing window floods the space with natural light, enhancing the airy and inviting atmosphere. Fresh carpets add a modern, crisp finish, while a panelled feature wall further elevates the room's appeal.

Adjacent to the lounge is a spacious storage cupboard, which has been creatively repurposed as a children's crèche. This versatile space offers terrific potential, whether used for storage or transformed into a relaxing nursery area.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





The well-proportioned kitchen offers fantastic unit and worktop space, with ample storage options and room for free-standing kitchen appliances such as a cooker, washing machine, and dryer. With its neutral décor and practical layout, the kitchen provides an excellent foundation for customisation to suit personal tastes.

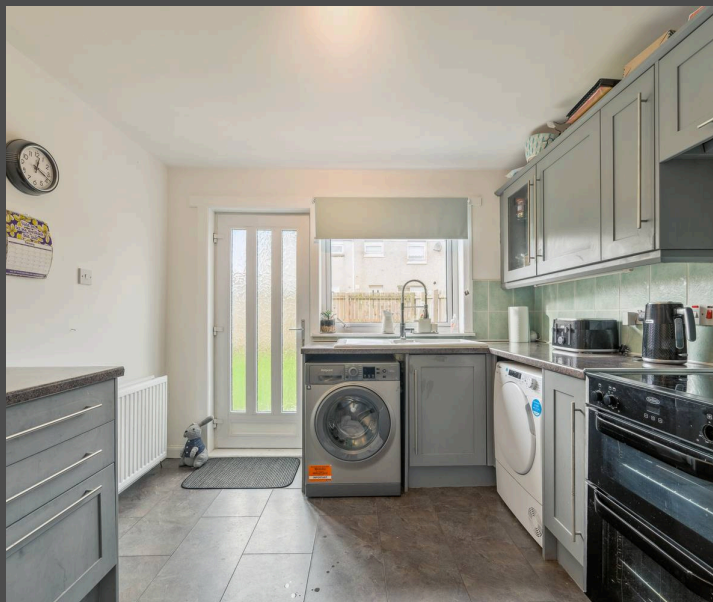
Upstairs, the home continues to impress. The main bedroom is generous in size and can comfortably accommodate a king-size bed with ample space for free-standing furniture. Its bright and airy feel, combined with neutral décor, allows for easy cosmetic personalisation. The second bedroom is equally spacious, capable of accommodating a king-size bed and additional furniture, with scope for use as a home office or dressing area.

The recently upgraded bathroom is both neutral and stylish, featuring an expansive bath with an overhead shower. The sleek grey and black tones create a striking contrast, while the wet wall finish ensures low maintenance and easy personalisation. Generous in size, this space offers potential for further enhancements to suit individual style preferences.

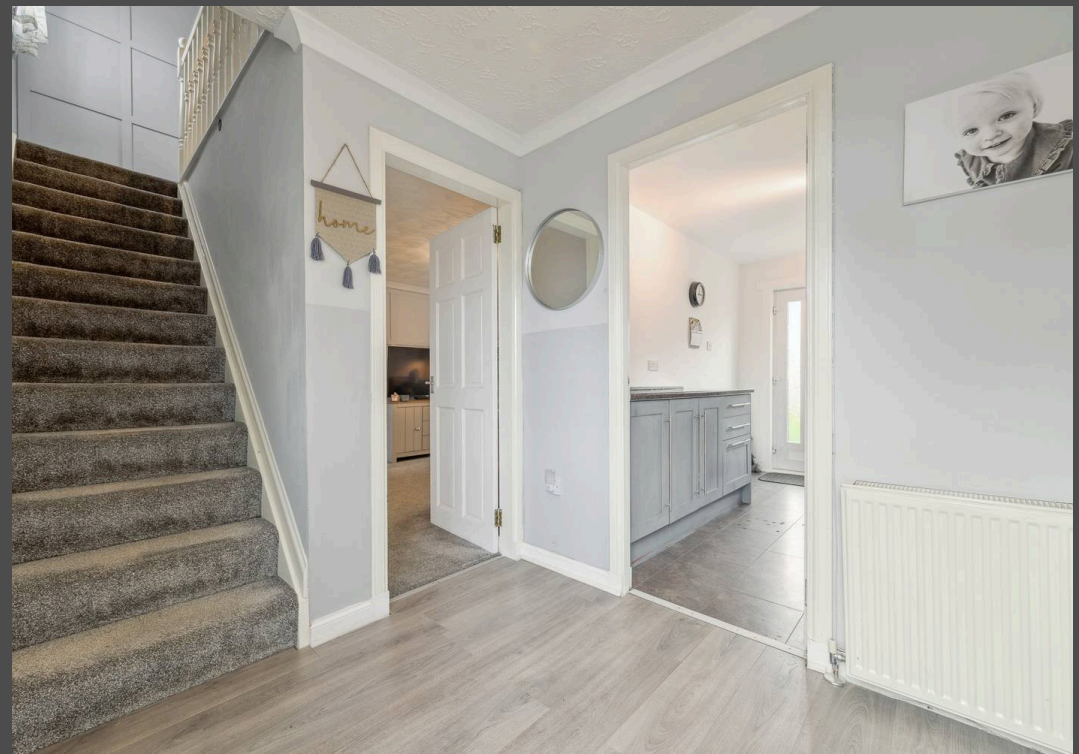
Externally, the property excels with a large private driveway accommodating multiple vehicles. The expansive rear garden is designed for low maintenance, featuring a blend of lawn and slabbing—ideal for entertaining, relaxing in the summer sun, or creating a gardener's paradise.

The property enjoys an enviable central location, within a short walking distance to Parkhead Primary School and less than a five-minute drive to West Calder Train Station—also reachable in under ten minutes on foot. A range of local amenities, including shops, cafés, and supermarkets, are all within easy reach, making this home perfect for families and commuters alike.

Don't miss the chance to make this fantastic property your own!

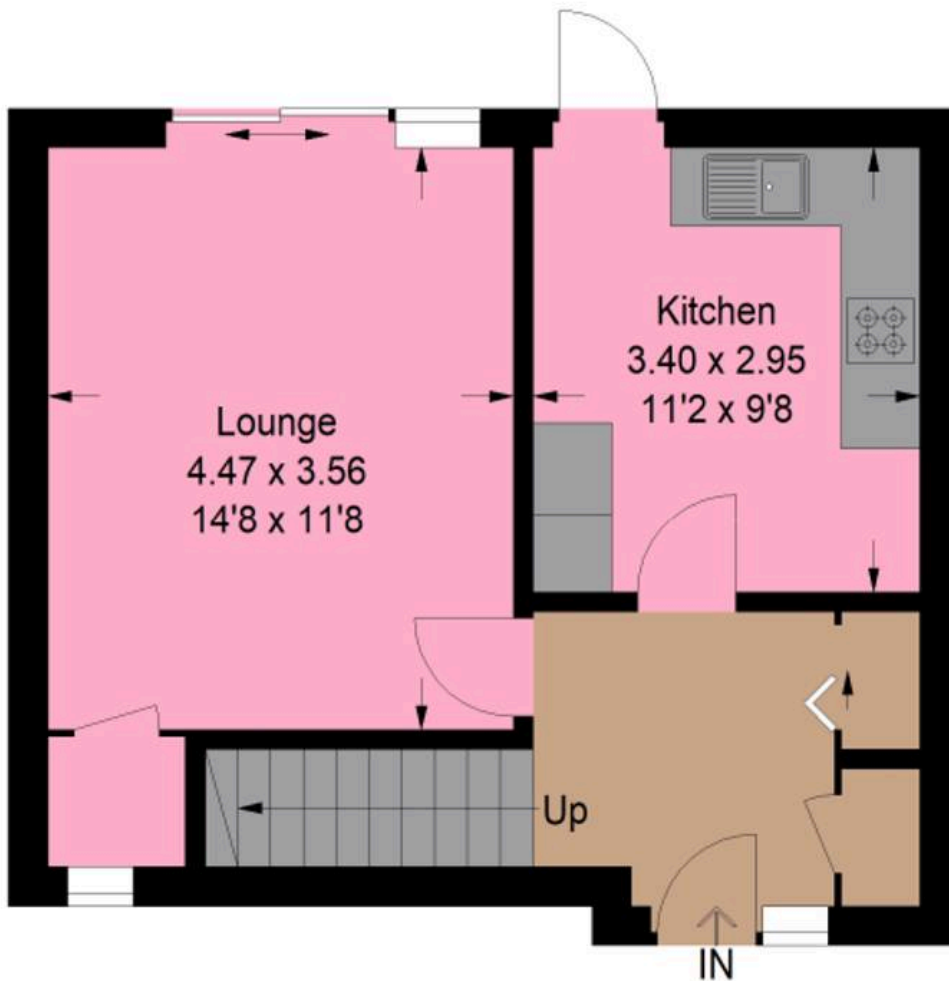




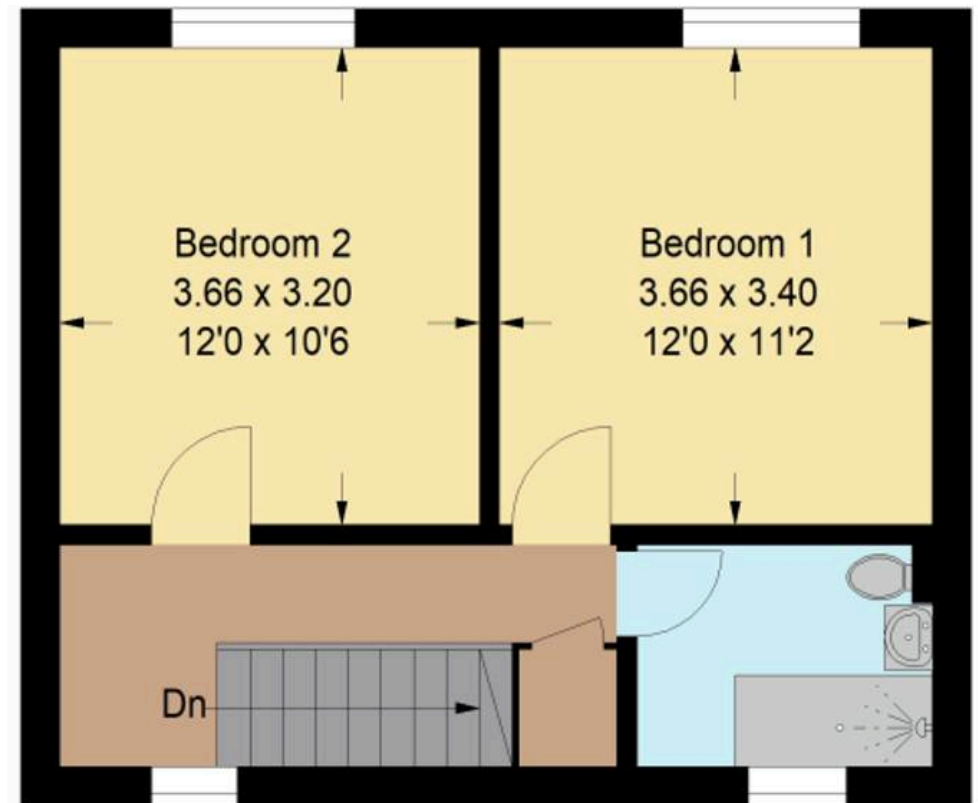




Approximate Gross Internal Area  
74.5 sq m / 801 sq ft



Ground Floor



First Floor





## Bridges Properties

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