



7 King Square, West Calder

Offers Over £150,000





## 7 King Square, West Calder

Welcome to 7 King Square, a beautifully presented two-bedroom mid-terrace home in the popular and well-connected town of West Calder. Stylishly upgraded and thoughtfully extended, this home offers versatile living spaces, a modern kitchen, and a private rear garden—perfect for first-time buyers, small families, or those looking to settle in a peaceful, well-served location.

As you step through the front door, you're welcomed by a bright and spacious hallway that instantly sets the tone for this inviting home. The stairs are positioned to your left, leading to the upper level, while to the right, you'll find the main lounge. This beautifully styled living area features laminate wooden flooring, a bright front-facing window that fills the room with natural light, and a fireplace with a stone mantle finish, creating a warm and cosy space to unwind or entertain.

Connected to the rear of the lounge is a versatile extension, currently used as a study, but equally ideal as a second living room, home office, or playroom. The space is neat and open, allowing you to tailor it to your needs while enjoying a seamless connection to the rest of the home.

At the heart of the property lies the open-plan kitchen and dining area, another standout feature of the extension. This space is modern and stylish, with a charcoal-toned finish, white cabinetry, and integrated gas hob, as well as room for additional appliances like a fridge freezer and washing machine. The layout flows beautifully, offering ample space for dining and entertaining. Large windows and glazed doors allow plenty of natural light to flood the area, giving it a bright and open feel—perfect for both everyday living and hosting guests.





Upstairs, the landing leads to two generously sized bedrooms and a stylish bathroom. The main bathroom has been recently upgraded, now featuring a sleek, minimal three-piece suite with modern tiling, a shower over the bath, and a clean, contemporary finish that makes it both elegant and practical.

Bedroom One is a generously sized and inviting space, designed to offer both comfort and practicality. It easily accommodates a king-size bed, with ample space remaining for bedside tables, a chest of drawers, or even a dressing area. The layout allows for flexible furniture arrangements to suit your personal style, and the room's proportions make it feel airy and open. Soft neutral tones and an abundance of natural light from the rear-facing window create a calming, peaceful atmosphere that makes this room a perfect retreat at the end of a busy day.

Bedroom Two is also a spacious and versatile room, currently styled with a single bed but capable of comfortably accommodating a double bed. Ideal as a guest bedroom, children's room, or secondary home office, this space adapts well to your needs. The room benefits from a fitted wardrobe that maximises storage while keeping the space tidy and functional. There's still plenty of room for bedside furniture, a desk, or additional storage units, making this bedroom equally suitable for relaxation or productivity. A large window provides plenty of daylight, enhancing the room's bright and welcoming feel. Whether used for guests, family, or working from home, this bedroom offers flexibility without compromising on comfort.



Outside, the rear south facing garden is a private and secure space, ideal for relaxing, gardening, or enjoying the outdoors. Whether used as a space for pets, children, or summer barbecues, it provides a welcome outdoor retreat right at your back door. The property benefits from communal parking, with additional visitor spaces available, ensuring convenient access for both residents and guests.

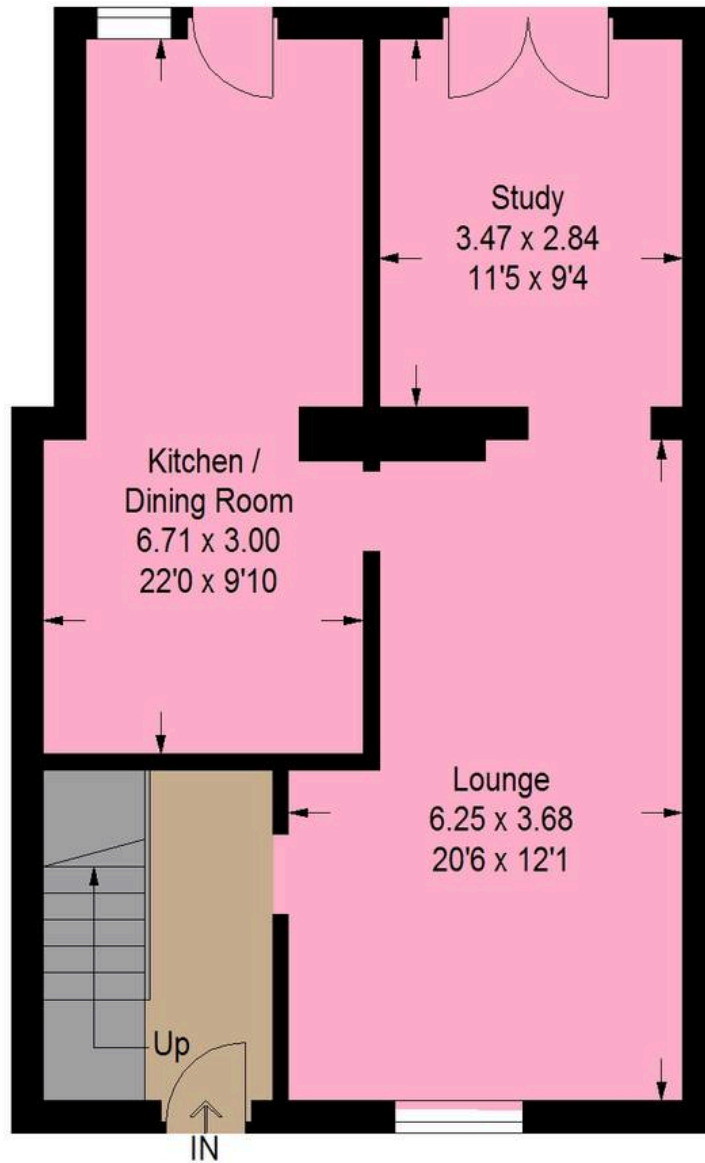
West Calder offers everything you need right on your doorstep. The high street is just a short walk away, home to convenient shops such as Scotmid, local cafés, and the well-loved La Salute Italian restaurant. Healthcare is also covered with West Calder Medical Practice and Lindsay Gilmour Pharmacy both nearby. For families, Parkhead Primary School and West Calder High School are a short drive away, offering quality education within easy reach.







Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1193677 / Ref:90433)





## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

