





## 2 Mossend Grove

West Calder, West Calder

Welcome to 2 Mossend Grove, a beautifully maintained three bedroom, three bathroom semi detached home located in a peaceful, family friendly development in the heart of West Calder. A fantastic mix of modern living, practical design, and a prime location, perfect for families, professionals, and anyone seeking a peaceful lifestyle with great access to commuter routes and local amenities.

As you step into the home, you're welcomed by a bright and spacious hallway that sets a warm and inviting tone. To your left, the sleek and contemporary kitchen is fitted with stylish grey worktops, textured splashback tiling, and crisp white cabinetry. Integrated appliances include an induction hob, oven, fridge, and freezer. There is ample space for under counter appliances such as a washing machine or dishwasher, as well as generous cupboard storage for all your kitchen essentials. This modern kitchen is both practical and visually appealing, ideal for everyday living and cooking.

Opposite the kitchen is the downstairs WC, featuring a white toilet and basin, perfect for guest use and day to day convenience.

At the end of the hallway, you'll discover the heart of the home, the spacious open plan lounge and dining area. This bright and versatile room is fully carpeted and comfortably accommodate two sofas, a TV unit, and a four seater dining set. Patio doors at the rear open out to the landscaped west facing garden, creating a seamless flow between indoor and outdoor living, perfect for hosting barbecues or enjoying peaceful evenings in the sun drenched garden. With large windows and a private outlook, this space is both relaxing and full of natural light.



Upstairs, the principal bedroom is a fantastic retreat, easily fitting a king size bed, bedside tables, and additional furniture. A built in wardrobe provides excellent storage while maximising the floor space. The room also benefits from a modern en-suite, including a standing shower and sleek chrome fittings. The second bedroom is another generously sized double room that can easily accommodate a double bed, wardrobe, chest of drawers, or a desk, ideal as a guest room or for a growing family. It also includes its own fitted wardrobe for added storage convenience. Bedroom three is well proportioned and can comfortably host a single bed with space for a wardrobe or additional freestanding storage. It would also serve well as a child's room, a home office, or even a walk in wardrobe, depending on your needs. The main family bathroom features a clean and neutral three piece suite with a bathtub and overhead shower, a washbasin, and WC. The modern finish and smart layout make it a practical and comfortable space for everyday use. Externally, the rear garden is enclosed and well maintained with both lawn and patio areas, making it ideal for children, pets, or simply enjoying the outdoors. A shed offers additional storage, while the west facing orientation ensures plenty of afternoon and evening sun. The property also includes one allocated parking space to the front of the home and ample visitor parking nearby, ensuring practicality for both residents and guests.





Location wise, this property is perfectly placed. West Calder is a well established and welcoming village with a growing sense of community. The bustling high street is only a short walk away, home to everyday essentials such as Scotmid, local cafés, takeaways, and the popular La Salute Italian restaurant. West Calder Medical Practice and Lindsay Gilmour Pharmacy are also within easy reach.

Families will appreciate being just minutes from Parkhead Primary School and a short drive from the highly regarded West Calder High School. For commuters, West Calder Train Station is within walking distance, offering direct and reliable access to both Edinburgh and Glasgow. Easy road links make driving straightforward, with the A71 and M8 close by. A short drive brings you to The Centre in Livingston, one of Scotland's largest shopping destinations, with a huge variety of retail stores, restaurants, cafés, a cinema, and leisure facilities, ideal for weekend shopping and entertainment. Outdoor lovers will enjoy nearby Addiewell Bing Nature Reserve and Hermand Beech Wood, offering tranquil walking trails, green open spaces, and the perfect escape into nature for dog walkers and families alike. Just a short drive from the popular Five Sisters Zoo and the peaceful West Calder Burn, it's perfectly placed for weekend adventures and relaxed nature walks.

This is a home that truly ticks all the boxes, stylish interiors, generous living space, private garden, and an unbeatable location. Whether you're looking for your next family home or simply a place that offers comfort and convenience with room to grow, 2 Mossend Grove is a must-see. With everything you need just minutes away, and excellent transport links close by, this is a property that offers both peace and practicality in equal measure.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Front Garden

Rear Garden

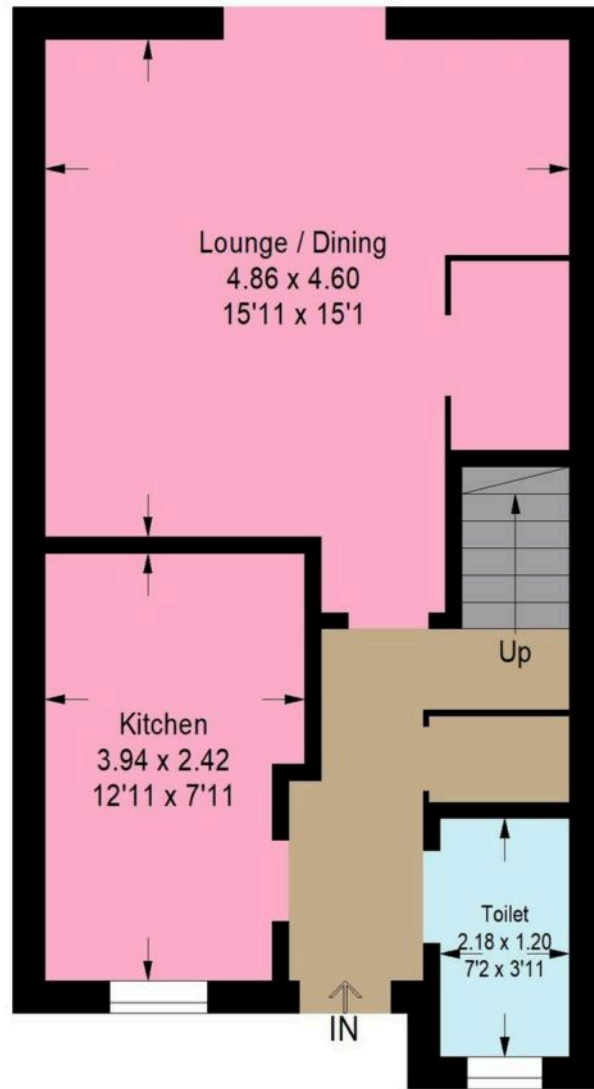
- Close to local schools including Parkhead Primary and West Calder High
- Walking distance to West Calder Train Station
- Electric Car Charging Point
- Spacious open-plan lounge and dining area
- Principal bedroom with fitted wardrobe and en suite
- Modern Kitchen with integrated appliance



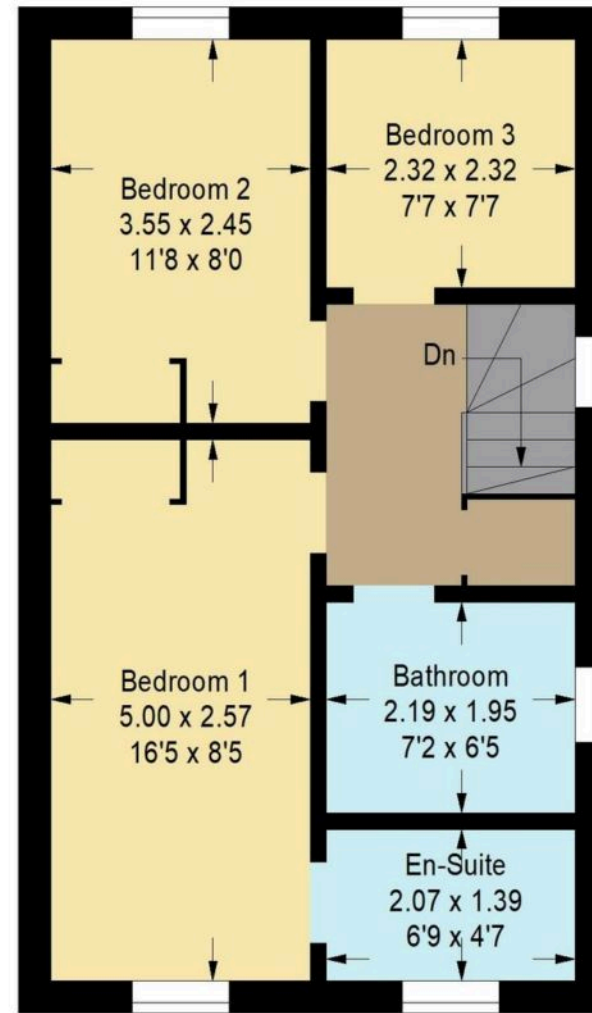




Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



Ground Floor



First Floor





## Bridges Properties

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