



**67 Burnside Terrace, Polbeth**

West Calder

Guide Price **£145,000 - £150,000**





## 67 Burnside Terrace

Polbeth, West Calder

Welcome to Burnside Terrace, Polbeth a stunning three-bedroom mid-terrace residence that effortlessly combines contemporary luxury with timeless comfort, set within one of West Lothian's most sought-after and community-oriented neighbourhoods.

Step inside this exquisite home and be greeted by a bright and inviting entrance hallway, where a calming palette of soft grey and crisp white tones creates a serene atmosphere from the very first moment. To the front, discover an impressive dual-aspect lounge and dining area, awash with natural light streaming through expansive windows that frame picturesque views of both the front and rear gardens. This beautifully versatile space is designed to accommodate every aspect of modern living — from cozy family movie nights to elegant dinner parties around a generous six-seater dining table, making it the heart of the home.

The sleek, modern kitchen is a masterpiece of design, featuring sophisticated charcoal grey cabinetry paired with pristine white work surfaces, creating a refined and welcoming space for culinary creativity. Equipped with integrated appliances including an electric oven and gas hob, alongside ample storage and a convenient washing machine space, this kitchen is as functional as it is stylish. A large rear-facing window floods the space with light and offers direct access to the landscaped rear garden, seamlessly connecting indoor and outdoor living.





Upstairs, the luxury continues with three generously sized bedrooms adorned in neutral tones and tasteful finishes. The primary bedroom boasts a built-in wardrobe and captivating views over verdant green spaces, offering a tranquil retreat. The second double bedroom is equally spacious, complete with a fitted double wardrobe and room for additional furnishings, while the third bedroom is perfectly suited as a nursery, home office, or guest room — adaptable to your family's needs. Completing the accommodation is a stunning family bathroom, designed with grey tiles and sleek wet-wall panelling for easy maintenance and a contemporary look. Featuring a pristine white three-piece suite and an indulgent rainfall shower, this space also includes a cleverly integrated dressing area with a dedicated dressing table and chair — the perfect sanctuary for your morning routine.

One of the true highlights of this exceptional home is the fully landscaped rear garden. This private outdoor haven boasts a generous paved patio ideal for alfresco dining and summer barbecues, while a lush lawn area provides ample space for children's play and family activities. Beyond the garden lies breathtaking, uninterrupted views of rolling countryside, creating a peaceful and picturesque backdrop that truly feels like your own slice of rural paradise. - PARKING ADD IN

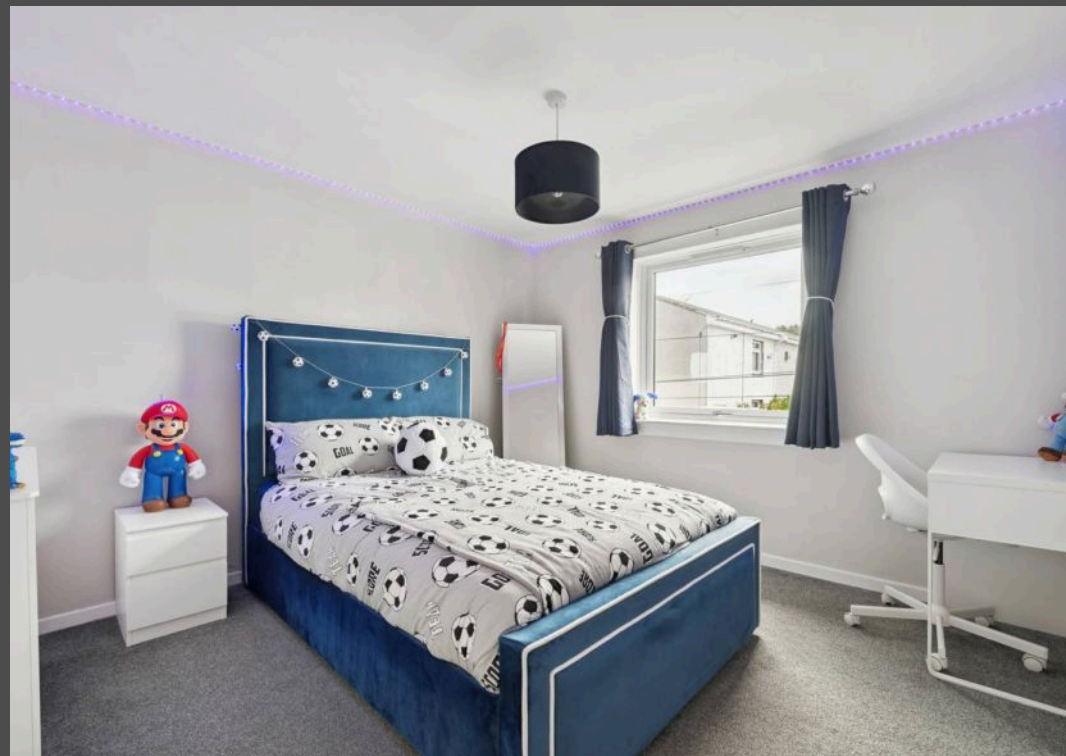


Burnside Terrace offers not just a home, but a lifestyle — perfect for families seeking comfort, commuters desiring excellent motorway access, and anyone longing for a peaceful retreat without compromising on convenience.

















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