







## 8 Parkhead Cottages

West Calder, West Calder

Set in a central location in the ever-popular village of West Calder, this two bedroom upper villa presents an excellent opportunity for first-time buyers, downsizers, or investors looking for a spacious home with fantastic potential. Offering well proportioned rooms, private garden space, and off-street parking, this home combines practicality and location in equal measure.

Upon entry, you're welcomed into a bright and airy hallway that introduces the rest of the home. The lounge is a generous size and enjoys plenty of natural light from a large front-facing window. There's ample room here for a sofa suite and media unit, with additional space for a dining table tucked to the side ideal for casual meals, entertaining, or simply enjoying the open layout.

The kitchen is well sized and functional, with space to accommodate all key appliances, including a freestanding cooker, washing machine, dishwasher, and fridge freezer. It also offers good worktop space and a range of base and wall units, making it a practical and easy to use area that can be enhanced further with a little personal touch.

The bathroom features wet wall panelling throughout and includes a standing shower, pedestal basin, and WC, as well as a window for natural light.

There are two bedrooms within the home. The principal bedroom offers ample space for a double bed, wardrobes, and bedside cabinets, while the second bedroom can comfortably house a single bed and is ideal for use as a nursery, home office, or guest room depending on your needs. The layout provides excellent flexibility, suiting a wide range of buyers and lifestyles.



Externally, the property benefits from a paved area to the front that offers off-street parking, with enough space to



lounge









Approximate Gross Internal Area = 71.3 sq m / 767 sq ft

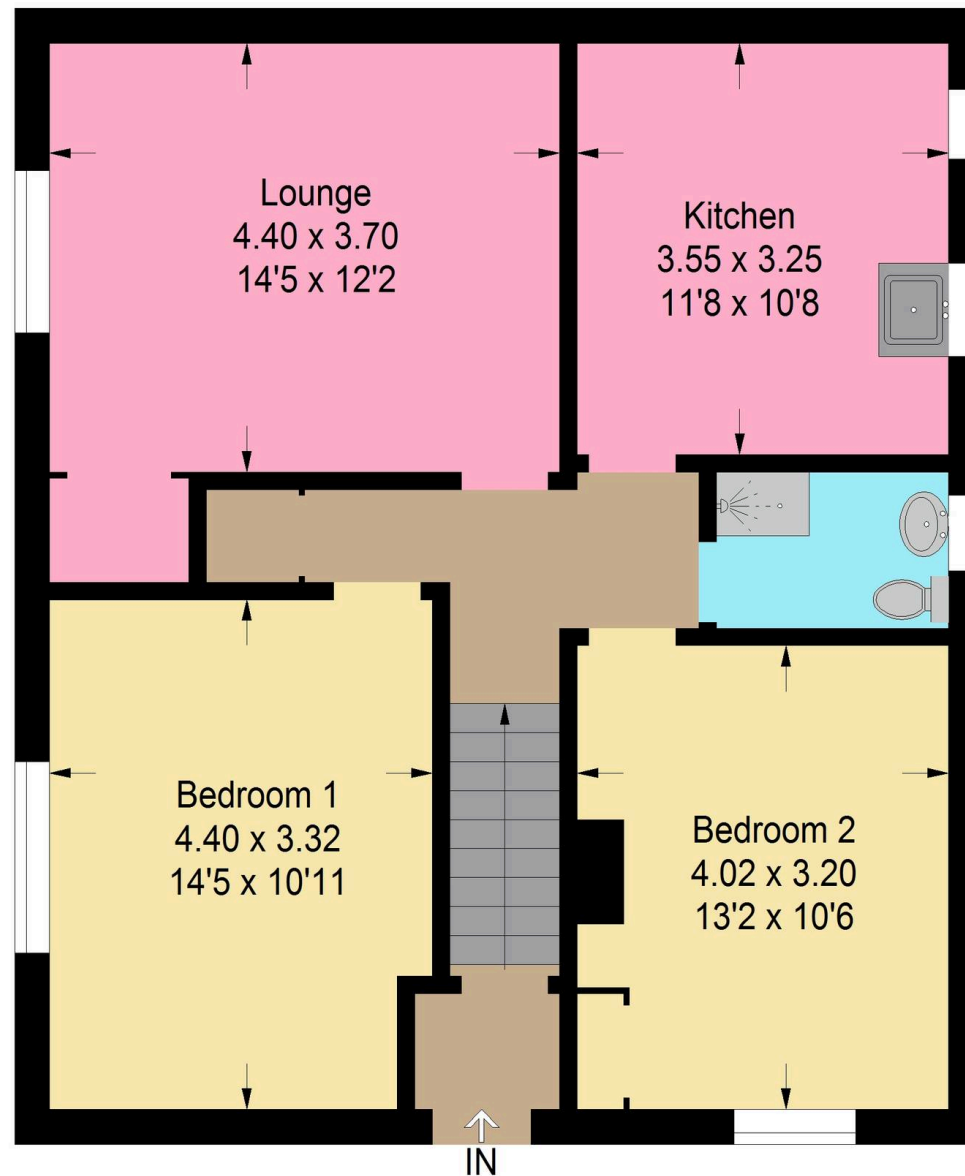


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## Bridges Properties

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/)

