



RE/MAX PROPERTY



6 Old School Court, Polbeth, West Lothian, EH55 8FF

- **Impeccable 3 Bedroom Terraced Villa**
 - **Gorgeous Styling Throughout**
 - **Sunlit Lounge**
 - **Breakfasting Kitchen**
 - **Utility Room**
 - **3 Great Sized Bedrooms**
 - **2 Bathrooms**
 - **Fabulous Garden Spaces**
 - **Ample Residents Parking**

****GORGEOUS 3-BEDROOM END TERRACED VILLA!!****

Niall McCabe and RE/MAX Property are delighted to present to the market this stunning 3-bedroom end terraced Barratt Homes built property which is packed with chic, period features and is perfectly set within the highly coveted 'Harwood Park' development in Polbeth. Seldom seen on the open market, this is a striking terraced villa which has been decorated in fashionable tones, and with an immense amount of living space this property provides the adaptability to suit a whole host of lifestyles.

Old School Court is situated in the coveted Harwood Park, an exclusive modern development on the fringes of the popular town of Polbeth which has excellent road links to the M8 and M9 and a train station at nearby West Calder offering regular services to Edinburgh and Glasgow. The town has excellent local amenities and professional services as well as a good bus service. West Calder itself provides a good range of local shops and services including a doctor's surgery, post office, primary and secondary schools and a train station (2 miles) providing regular services to Edinburgh and Glasgow.

Council Tax Band: D

Tenure: Freehold

Property Factor Fee - Ross & Liddle £70 per quarter



Entrance Hallway

10' 4" x 5' 8" (3.16m x 1.73m)

The internal is bright & airy and offers access to the lounge, kitchen & beyond and has been freshly painted. From here you can also find your way to the upper level.

Lounge

16' 1" x 12' 8" (4.89m x 3.86m)

Leading off the hallway, the lounge has been decorated to an impeccable standard in bright & fresh tones. It enjoys gorgeous laminate flooring, and a front facing window which floods the room with natural light. From here, you enter the kitchen.

Kitchen/Diner

12' 2" x 12' 1" (3.71m x 3.69m)

The modern kitchen boasts an excellent range of base & wall mounted high gloss units, complete with contrasting worktop and laminate flooring. There are patio doors leading spilling onto the rear, which offer a great sense of connectivity and in turn bathes the room with sunshine. A host of neatly integrated appliance accompany the room along with space for dining furniture.

Utility Room

6' 7" x 3' 10" (2.00m x 1.16m)

Handily located just off the kitchen, the utility area offers additional wash & preparation space. There is central lighting, laminate flooring, and access to the W.C.

W.C

6' 2" x 3' 10" (1.87m x 1.16m)

A gorgeous crisp, 2-piece suite with pretty splashback tiling and an eye-catching feature wall.

Bedroom 1

13' 3" x 12' 7" (4.05m x 3.84m)

Bedroom 1 is a King-sized room and has been freshly decorated. There is a striking Midnight Blue feature wall – giving a sense of tranquillity & relaxation – there is also a large, front facing window which allows an abundance of light in.

Bedroom 2

11' 4" x 10' 1" (3.46m x 3.08m)

Bedroom 2 is also of generous proportions and has also been redecorated in neutral hues with a welcoming pop of Emerald Green, there is ample space here for various furniture formations and a window overlooking the gardens.

Bedroom 3

10' 10" x 7' 6" (3.31m x 2.28m)

A lovely sized single bedroom, which could be used flexibly depending on the individual purchaser. Flooring is plush carpeting, there is also a rear facing window, power points & a central light fitting.

Family Bathroom

6' 8" x 6' 7" (2.02m x 2.00m)

The chic & sizeable family bathroom has been fully upgraded and boasts a luxurious bathtub, wash hand basin and W.C. There is stylish, textured tiling and a glazed window.

Exterior

Externally, the property is accompanied by well-maintained & low maintenance gardens. To the front there is pretty, manicured patch of lawn & an access path leading to the front door. The rear garden has been beautifully landscaped to enjoy every last drop of sunshine. With its large, decked terrace, pretty pergola & expansive lawn this is the ideal spot for Summer BBQ's and Al-Fresco entertaining. The property is further enhanced by having ample on street parking.





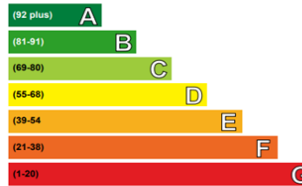
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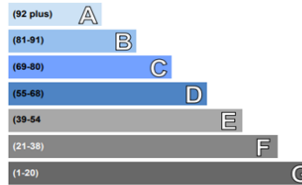
Very energy efficient - lower running costs



Current	Potential
84	86

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
86	88

Not environmentally friendly - higher CO₂ emissions



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