





**\*Gorgeous 4-Bedroom Apartment!\***

Niall McCabe & RE/MAX Property are proud to present to the market this beautiful 4-bedroom ground floor, main-door apartment located in the ever popular and family friendly Parkhead Crescent, West Calder. The property has been freshly restyled from top to bottom and represents the ideal family home! There are impressive room sizes, a stunning finish and flexible layout – perfect for a plethora of buyers! Accommodation comprises; lounge, kitchen, 4 sizeable bedrooms, a lovely bathroom and front & rear gardens.

West Calder enjoys a good range of local amenities, including shops, a post office and primary school with nursery. West Calder provides a broader range of facilities, including a supermarket, bars, restaurants and a railway station. Bathgate and Livingston offer more comprehensive amenities and shopping. With the local railway station at West Calder, the rail links are excellent. There is also easy access to the road network of the central belt, including the M8, M9 and A71 providing easy commuting to Edinburgh and Glasgow, within easy reach of Edinburgh Airport.

Freehold

Council tax band A

No Factor Fee

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

## Lounge

15' 5" x 12' 1" (4.71m x 3.68m)

Located to the far section of the property, here you enter the gorgeous and impeccably styled main lounge – a gorgeous reception room, which is characterised by a stylish fireplace and feature wall design – a welcome pop of colour! The room enjoys large, front facing windows and plush carpeting.

## Kitchen

10' 3" x 9' 11" (3.12m x 3.01m)

Impressive newly fitted kitchen with an array of base & wall mounted units – completed with stunning contrasting worktops and modern flooring design. There are dual windows overlooking the rear garden & space for freestanding appliances.

## Bedroom 1

13' 0" x 11' 9" (3.95m x 3.57m)

The main bedroom is of generous proportions and has been styled in a selection of calming neutrals, there is also space for various furniture formations and a rear window.

## Bedroom 2

11' 9" x 8' 11" (3.59m x 2.72m)

A further double bedroom which is impeccably finished and designed – a wonderful room that bathes in natural light.



### Bedroom 3

10' 6" x 8' 3" (3.20m x 2.52m)

Bedroom 3 is also a great sized room which could be used flexibly depending on the purchaser, it has fresh carpeting & central lighting.

### Bedroom 4

10' 6" x 8' 2" (3.20m x 2.50m)

Another impressive room, which would be a lovely 4th bedroom, office, or dressing room – proving the true adaptability of the home!

### Family Bathroom

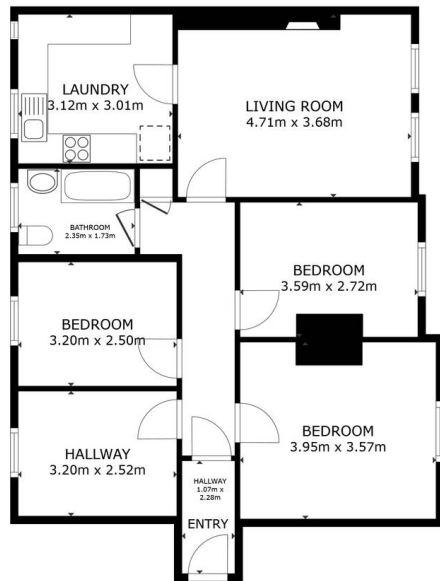
7' 9" x 5' 8" (2.35m x 1.73m)

Beautiful 3-piece family bathroom which enjoys a luxurious bathtub, and striking tile design – there is also a wash hand basin & W.C – this room has also been finished in calming, neutral tones.

### Exterior

Externally, the property is accompanied by lovely gardens, the rear is a private and secure sanctuary – there is an impressive lawn which is bordered by pretty planting, and also a lovely seating/patio section. To the front there is a private spot which can accommodate several vehicles.





FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 83.7 m<sup>2</sup>  
TOTAL : 83.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**RE/MAX Property**

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