





Breathtaking 4 Bedroom Detached Villa!

Niall McCabe and RE/MAX Property are delighted to present this exceptional 4-bedroom detached villa on Comitis Road, West Calder. A true gem, this home offers serene interiors, expansive room sizes, and a beautifully landscaped garden. With 4 spacious bedrooms, 3 stylish bathrooms, 2 elegant reception rooms, and the convenience of an integral garage, this property perfectly combines luxury and functionality, providing an idyllic retreat for modern family living.

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 G

Factor Fee – Taylor & Martin £35 per quarter

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.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Lounge

16' 5" x 11' 9" (5.01m x 3.58m)

The rear-facing lounge is a haven of comfort, featuring patio doors that flood the space with natural light, plush carpeting, sleek décor, and a versatile layout perfect for relaxation or entertaining.

Dining Room

9' 2" x 9' 2" (2.80m x 2.80m)

The formal dining room is located to the front of the property and has been incredibly styled, compete with chic central lighting and a front facing window – this room bathes in sunshine.

Kitchen

17' 11" x 9' 6" (5.47m x 2.90m)

This high-end white gloss kitchen exudes sophistication, boasting an array of integrated appliances, a dedicated utility zone, stunning tiling, and an eye-catching floor design. With direct garden access, it's the perfect blend of style and functionality.

W.C

6' 9" x 3' 5" (2.05m x 1.04m)

Handy 2-piece W.C, complete with luxurious wash hand basin and toilet, the eye-catching floor coverings carry into here also.

Bedroom 1

13' 1" x 10' 11" (3.99m x 3.32m)

The fantastic principal bedroom is elegantly styled in chic tones, featuring fitted wardrobes for seamless storage and its own private en-suite for ultimate convenience.

En-Suite

12' 6" x 5' 3" (3.82m x 1.60m)

The en-suite shower room is beautifully tiled, featuring a sleek 3-piece suite and a glazed window that enhances light and privacy.



Bedroom 2

15' 9" x 9' 1" (4.81m x 2.77m)

Further bedroom of great proportions, beautiful décor, a large window and central lighting.

Bedroom 3

13' 5" x 9' 6" (4.09m x 2.89m)

Bedroom 3 is a great sized double room, complete in a beautiful decorative palette with plush carpeting, this room has it all.

Bedroom 4

11' 1" x 7' 4" (3.38m x 2.23m)

Currently utilized as a home office, bedroom is a further double room and could be used flexibly depending on the individual purchaser.

Family Bathroom

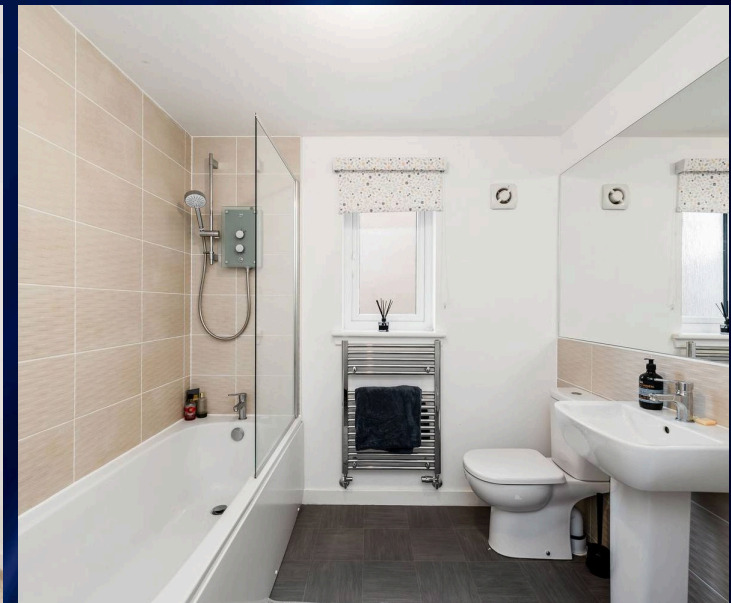
8' 10" x 7' 5" (2.68m x 2.27m)

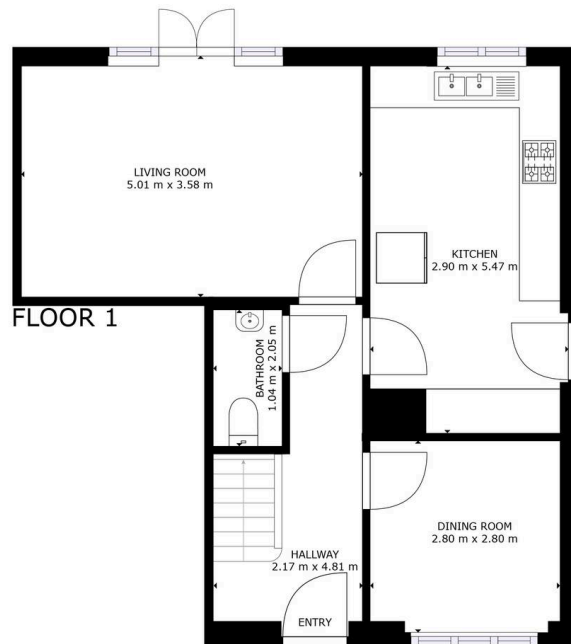
The modern 3-piece family bathroom boasts a large bathtub, sleek sink, and W.C., complemented by a luxurious floor design and a beautifully tiled bath enclosure.

Exterior

The exterior features a monoblock double driveway, integral garage access, and pathways leading to the private rear garden.

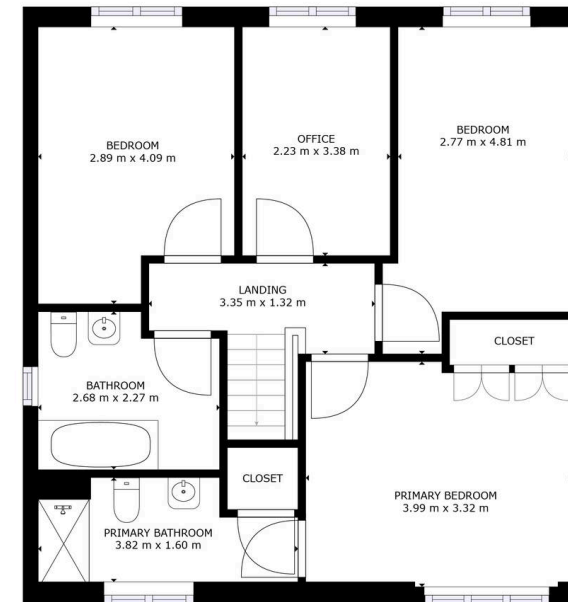
The rear offers stunning views over West Calder, a lush lawn, a patio, and multiple spaces perfect for entertaining.





GROSS INTERNAL AREA
FLOOR 1: 54 m² FLOOR 2: 67 m²
TOTAL: 121 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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RE/MAX Property

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