







**\*Exemplary 4/5 Bedroom Period Cottage!\***

Niall McCabe and RE/MAX Property are delighted to present this truly unique 4/5-bedroom detached period villa, nestled in the heart of West Calder. Expertly remodelled and extended, 'Eastbank' is an exquisite home that seamlessly blends timeless period features with contemporary elegance. Designed with versatility in mind, it offers flexible accommodation ideal for multi-generational living. Highlights include 4/5 spacious bedrooms, 2 charming reception rooms, 3 luxurious bathrooms, a stunning kitchen, wrap-around gardens with a bespoke bar, and a private multi-car driveway. This remarkable property is a rare gem, perfect 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 B

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.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



### Lounge

14' 10" x 14' 2" (4.51m x 4.32m)

The formal lounge exudes charm, showcasing period features like ornate cornicing, a striking feature fireplace, and dual-aspect windows. Styled in elegant country tones, it's a timeless and inviting space.

### Kitchen/Family Room

25' 11" x 15' 0" (7.90m x 4.58m)

The open-plan kitchen/family room is a masterpiece of design, featuring an array of custom-built base and wall-mounted units, a magnificent range cooker, and rear garden access. Seamlessly connected, the inviting family room creates a perfect entertaining space, enhanced by dual-aspect windows that bathe the area in natural light. Chic, ornate flooring ties the space together, complementing the property's luxurious aesthetic.

### Family Bathroom

10' 10" x 7' 0" (3.29m x 2.13m)

This bespoke 4-piece family bathroom is a blend of luxury and charm, featuring an extra-large bathtub, a sleek shower enclosure, a wash hand basin set into a stunning vanity, and a W.C. Lovingly tiled with meticulous attention to detail, the space is further elevated by elegant period features, creating a timeless sanctuary.

### Bedroom 1

16' 6" x 12' 10" (5.02m x 3.90m)

This expansive bedroom showcases a stunning ornate fireplace, soaring high ceilings with elegant cornicing, a large front-facing window, and serene, calming décor.





### **Bedroom 2/Reception Room**

12' 2" x 9' 11" (3.70m x 3.02m)

This charming bedroom near the kitchen offers versatile use as a fabulous formal dining room. It features stylish décor, a lovely fireplace, and impressive high ceilings.

### **Bedroom 3**

18' 11" x 11' 3" (5.76m x 3.42m)

This spacious upstairs bedroom boasts stylish finishes and captivating views over West Calder. It features ample storage and a private attached W.C. for added convenience.

### **W.C**

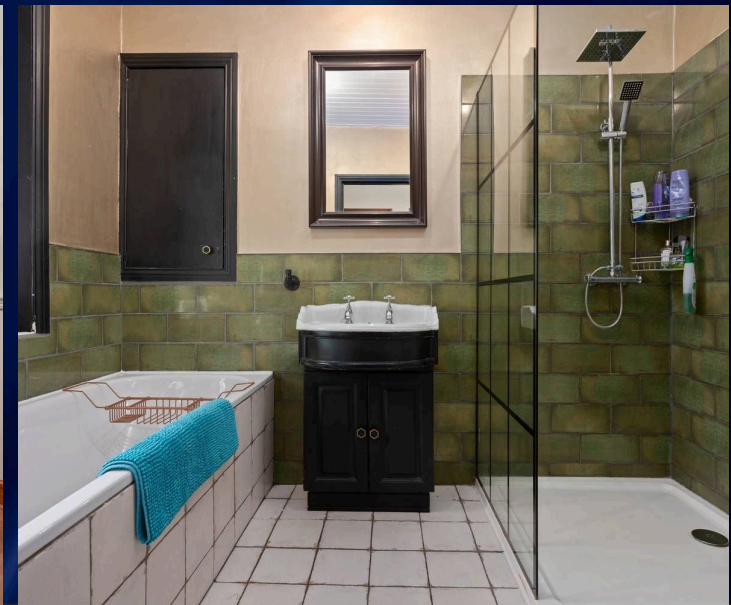
5' 9" x 2' 11" (1.76m x 0.88m)

A gorgeous 2-piece W.C. handily attached to the master bedroom, comprising of a wash hand basin sunk into a sleek vanity & W.C – the room also benefits from having lovely flooring and wall finishes.

### **Bedroom 4**

12' 3" x 8' 6" (3.73m x 2.60m)

This delightful double room is beautifully finished in soft pink and purple hues, complemented by a contrasting carpet for a charming touch.





### Bedroom 5

10' 2" x 9' 5" (3.10m x 2.87m)

A further double bedroom styled well in lovely tones and could be used flexibly depending on the purchaser. The room has lovely views and is flooded with light – there is also plenty built in storage space.

### Shower Room

8' 8" x 5' 11" (2.63m x 1.81m)

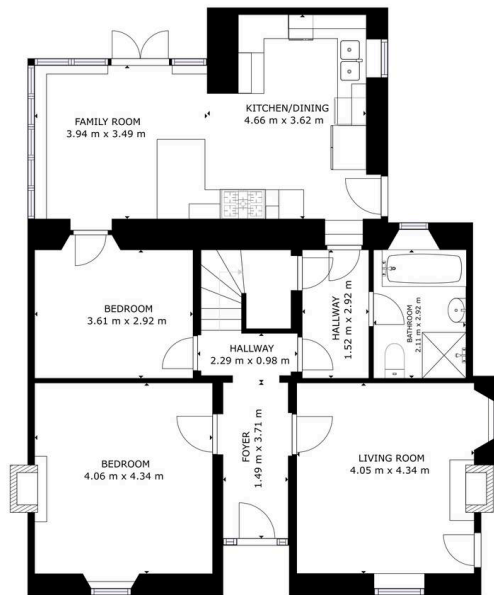
This custom-designed shower room exudes luxury, boasting a double walk-in enclosure, an ornate sink with a bespoke vanity, and a sleek W.C. Period-style tiled walls and floors seamlessly blend timeless elegance with modern sophistication.

### Exterior

The wrap-around garden is a luxurious outdoor haven. The rear features an inviting decked area, perfect for family dining, and leads to a custom-built bar/external space designed for seamless entertaining.

At the front, a spacious driveway and a beautifully manicured frontage enhance the home's charm. This is outdoor living at its finest.



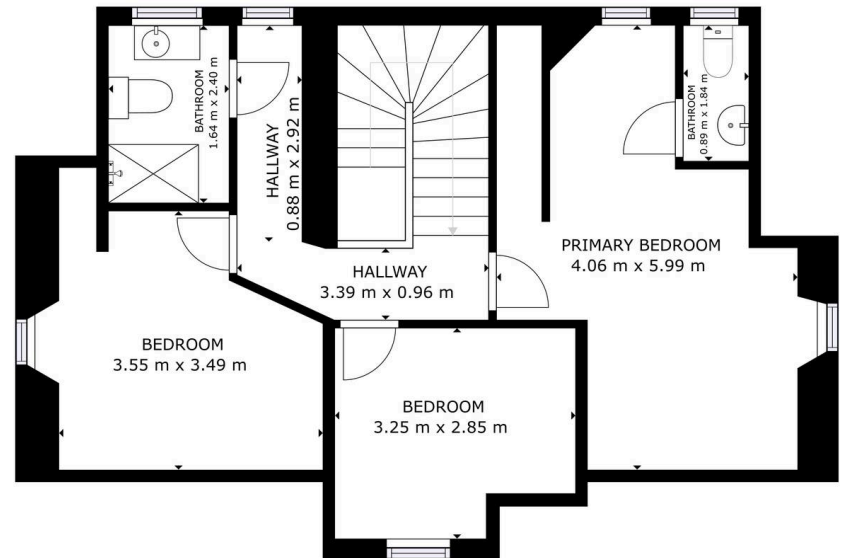


FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 113.76 m<sup>2</sup>, FLOOR 2: 62.58 m<sup>2</sup>  
TOTAL: 176.34 m<sup>2</sup>

MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 113.76 m<sup>2</sup>, FLOOR 2: 62.58 m<sup>2</sup>  
TOTAL: 176.34 m<sup>2</sup>

MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.







**RE/MAX Property**

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