





Nestled in a quiet residential area, this delightful 2-bedroom end of terrace house is the perfect opportunity for first-time buyers looking for a comfortable and modern home. As you step inside, you are welcomed by a spacious living room adorned with neutral decor, illuminated by natural light and enhanced by an ambient electric fireplace. Ideal for cosy evenings in, this room provides a relaxing space for unwinding after a long day. The property features a garage and private driveway, offering secure parking and additional storage solutions.

The convenience of this property extends beyond its walls, with easy access to local amenities such as schools and shops, making daily errands a breeze. For commuters, the property's location provides excellent transport links to Livingston, Edinburgh, and Glasgow. Moving outside, the property boasts a large front garden with a paved 2-car driveway, framed by a hedge for added privacy from passing traffic. The rear garden is thoughtfully designed with a low-maintenance paved area, perfect for outdoor seating and peaceful moments of relaxation. Attached to the side of the property, the garage space offers ample storage solutions, featuring multiple power points and ceiling lights for added practicality. Completing the outside space is the paved private driveway, providing ample parking space for 2 cars, ensuring that guests are always welcome with ease.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

This family-friendly location is ideal for those seeking a balance of rural charm and modern connectivity. Just an 8-minute walk to West Calder train station, offering regular services to Edinburgh and Glasgow. Easy access to local bus routes and the M8 motorway makes commuting simple. The property is close to local shops, parks, and the popular Polbeth Community HUB. Nearby attractions include Five Sisters Zoo and scenic canal and woodland walks. Well-placed for families, with St Mary's Primary and West Calder High School within easy reach. School transport options available. Surrounded by green space, including the Union Canal and Five Sisters Bings—perfect for walking, cycling, and enjoying the outdoors. Polbeth is known for its quiet, supportive atmosphere—ideal for families, first-time buyers, or anyone seeking a relaxed lifestyle within reach of major towns.

Reception

7' 2" x 6' 6" (2.19m x 1.98m)

Spacious and welcoming reception is accessed through a partially glazed composite door, located next to reasonably sized window, both allowing natural light to flow in. Neutral décor, laminate flooring, understairs storage, completed with ceiling light.

Living room

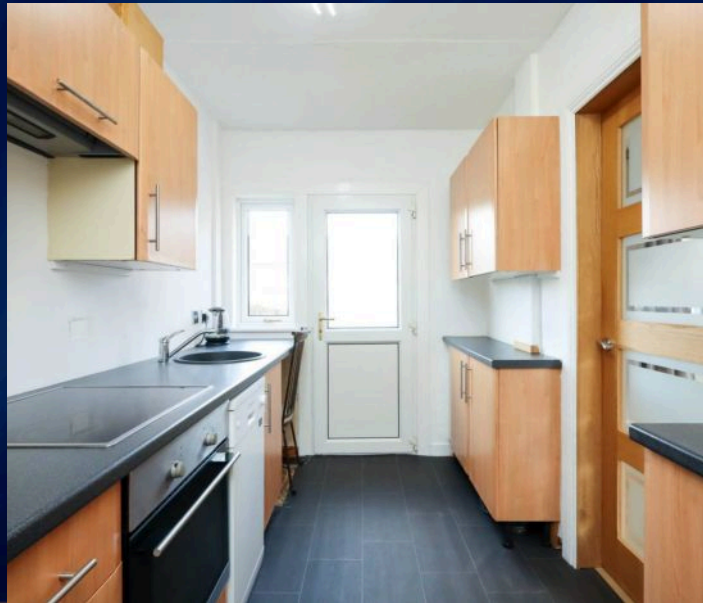
18' 10" x 11' 3" (5.73m x 3.44m)

Spacious, welcoming lounge area with neutral décor, tasteful contrast wall, electric fireplace, laminate flooring, modern ceiling spotlights and two windows allowing plenty of daylight throughout the day, create ideal space to unwind. Comfort is ensured with two radiators, while ample power points and fast fibre broadband outlet add practicality.

Kitchen

11' 3" x 6' 6" (3.44m x 1.98m)

Modern kitchen with ample cupboard space, standalone fridge freezer, integrated oven and four-ring electric hob, extractor hood integrated in wall mounted unit provide convenience for everyday living. There is dedicated space for an undercounter dishwasher and washing machine. Natural light pours in through a rear window and a part glazed composite door, further enhanced by a modern ceiling light for a bright and welcoming atmosphere. Multiple power points add practicality.



Bedroom 1

11' 6" x 9' 4" (3.51m x 2.85m)

Spacious double bedroom, situated to the rear of the property with window overseeing rear garden allowing natural light throughout the day. The room is finished with neutral décor, carpet flooring, modern ceiling light, radiator and power points.

Bedroom 2

14' 11" x 9' 4" (4.54m x 2.84m)

This spacious double bedroom, features three magnolia painted walls, a paper wall, and a front facing window allowing natural light throughout the day. Additional features include power points, a ceiling light, a radiator and storage cupboard.

Bathroom

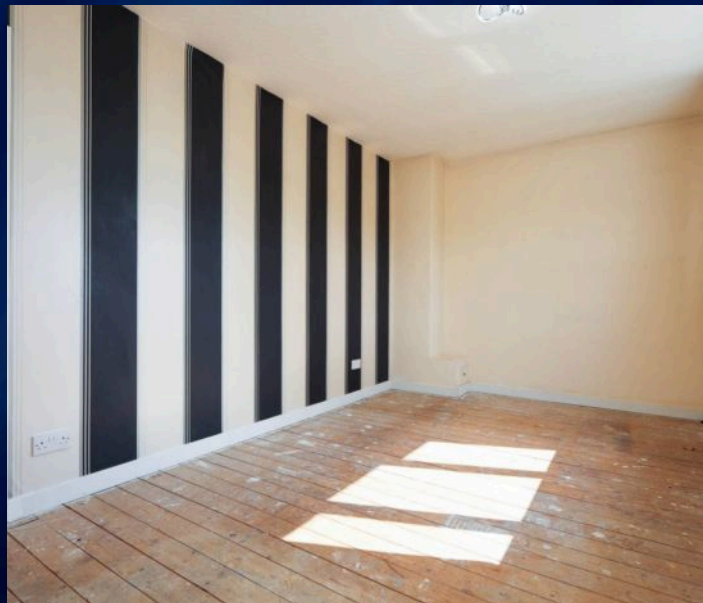
6' 1" x 5' 9" (1.85m x 1.76m)

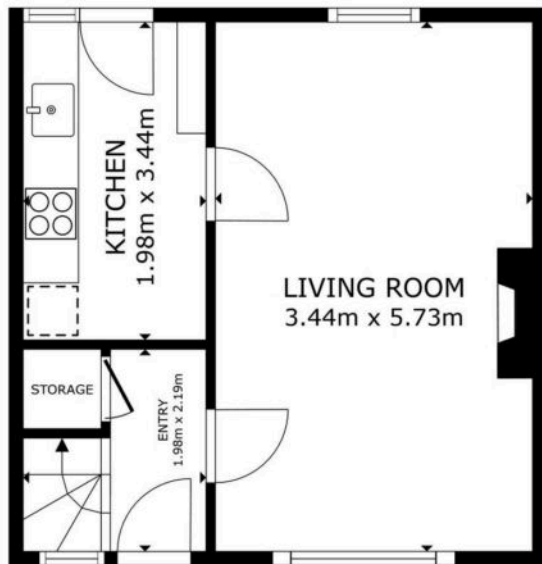
Modern family bathroom finished in neutral tones, featuring light-coloured wall panels for easy-to-maintain finish. A rear facing window allows ample of natural light. The suite include electric shower, close coupled toilet, vanity sink and number of storage units. A chrome towel radiator tastefully completes the room.

Stairs and landing

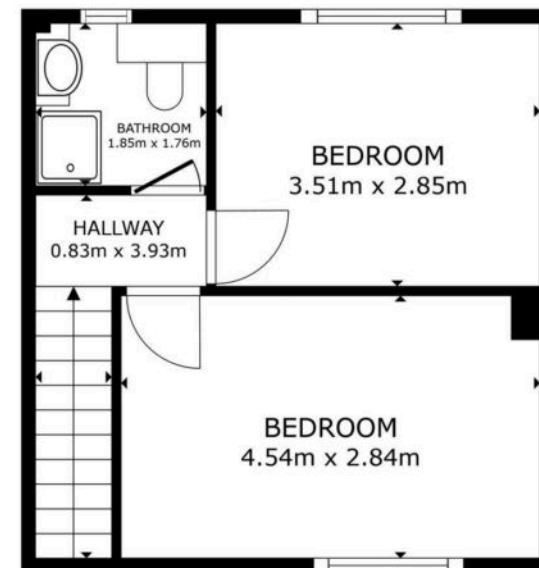
12' 11" x 2' 9" (3.93m x 0.83m)

Carpeted stairs paired with wooden banister lead to first floor of the house.





FLOOR 1



FLOOR 2



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