



RE/MAX Property



4 Tenants March, West Calder, EH55 8NB



Virtually Staged



Nestled on Tenants March, this charming end-terrace cottage combines timeless appeal with a fresh, neutral finish. Thoughtfully designed to suit modern living, it offers an excellent opportunity for families or anyone seeking both comfortable bedroom space and the flexibility of a home office. With its versatile layout and welcoming atmosphere, the property strikes the perfect balance between style, practicality, and comfort.

Lorna MacDonald and RE/MAX Property are delighted to present this fantastic two-bedroom home to the market.

West Calder is a small village in West Lothian, with good local amenities including eateries, shopping, recreational activities and well positioned to take advantage of nurseries, primary and secondary schooling. The area has convenient transport links, including a train station, connecting you to Edinburgh and Glasgow, and road networks A71 and M8. Within easy reach of Livingston Centre, which provides further restaurants, bars, sporting facilities and a selection of supermarkets.

Front Approach

The welcoming entrance is designed with a paved pathway leading to the front door, enhanced by decorative stones and mature shrubs that complete this setting.

Entrance Vestibule

The inviting vestibule is accessed through a part glazed upvc door, allowing natural light to flow in. The decor begins with half white papered and half green panelled walls, and cream tile flooring. The area is completed with a ceiling light.

Lounge

4.088m x 4.545m (13'04" x 14'10")

This spacious, light filled room features white walls and new carpet flooring, creating a warm and inviting atmosphere. A large front facing window lets in plenty of natural light, complemented by a ceiling light and a wall light to maintain a bright, airy feel throughout the day. A cream fireplace with electric fire adds a charming focal point. Additional features include a radiator and power points, making this a comfortable and functional living space.

Hallway

The hall is finished with white walls and carpeted flooring, complemented by a ceiling light, smoke detector, radiator, and power point for convenience.

Kitchen Diner

6.246m x 1.943m (20'05" x 6'04")

This well appointed kitchen is designed with both style and functionality in mind. It features wall and base units with cream frontages, paired with wood effect laminate work surfaces and white and green tiled splashbacks. The neutral palette is complemented by cream tiled flooring and white walls. There is dedicated space for a freestanding oven and hob, and an under counter washing machine.

A well defined dining area provides the perfect spot for family meals or entertaining.

Natural light floods the space through windows to the front, side, and rear, further enhanced by two ceiling lights to ensure a warm and inviting atmosphere. The sink area is fitted with a stainless steel sink, drainer, and mixer tap, while a half glazed upvc door provides access to the rear.

An open press cupboard adds a decorative storage feature, alongside practical details such as power points, a radiator, a heat detector, and an attic hatch. A stylish, functional space, perfectly suited to modern living.

Bedroom Two

3.372m x 2.600m (11'00" x 8'06")

This beautifully presented room features fresh white walls and new carpeting, creating a bright and welcoming atmosphere. A rear-facing window allows natural light to flow in, complemented by a ceiling light for added brightness. A generous built-in cupboard provides excellent storage, while power points and a radiator complete the space.

Office / Bedroom Three

2.374m x 2.277m (7'09" x 7'05")

This well appointed office or third bedroom features white walls and fresh carpet to the floor. A rear facing window allows natural light into the space. Additional features include a power point, a wall light, and a radiator.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by white papered walls. The area is bathed in natural light from the velux window to rear. Finishing touches include a wall light, a smoke detector, a power point and an attic hatch.

Primary Bedroom

3.094m x 3.437m (10'01" x 11'03")

This charming room is finished with white walls and carpeted flooring, creating a fresh and welcoming feel. Two front facing windows allow natural light to flood the space, complemented by a ceiling light for additional illumination. Two built in cupboards offer generous wardrobe and storage space, while a radiator and power points ensure comfort and convenience.

Bathroom

2.064m x 2.500m (6'09" x 8'02")

This bathroom is neutrally styled with white painted cream wet wall panelled walls, and cream tile effect vinyl flooring, creating a simple and tidy look. A rear facing velux window brings in natural light, complemented by downlights to keep the space bright throughout the day.

The suite includes a bath with an electric shower overhead, a close coupled toilet, and a pedestal sink. A radiator adds warmth, completing this practical and functional space.

Rear Garden

This superb rear garden enjoys uninterrupted views over protected green space, creating a serene and private setting. Landscaped with turf and featuring a paved driveway to the side, the garden also includes a wooden shed. Perfect for relaxing outdoors or entertaining guests, this versatile space can be enjoyed at any time of day.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

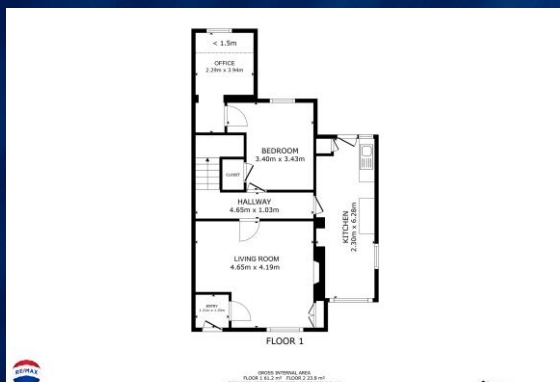
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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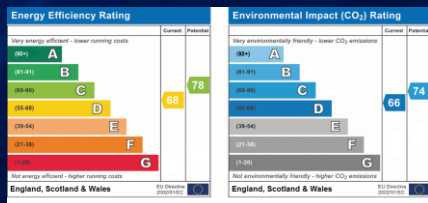


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13b Fairbairn Road, Livingston, EH54 6TS

☎ : 01506 418 555 📧 : livingston@remax-scotland.homes

www.remax-livingston.net



Lorna MacDonald
07778547461

lmacdonald@remax-scotland.homes



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