





3 Bedroom Terraced Home

Erin Aitken and RE/MAX Property are delighted to present this fantastic three bedroom terraced home to the market. Located in a popular residential area of West Calder, this attractive property is in excellent condition throughout and would make an ideal home for a range of buyers. With its well designed layout and versatile living areas, it provides the perfect balance of comfort and functionality.

The home report can be downloaded from the RE/MAX website.

Factor Fees - £50 - £70 annual

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Parkhead Gardens is a popular and well-established residential area within West Calder, offering a quiet setting close to woodland walks, parks and local leisure facilities. The wider village of West Calder provides an excellent range of amenities including shops, cafés, schooling and superb transport links. It benefits from its own train station with direct services to Edinburgh and Glasgow, as well as regular bus routes and convenient access to major road networks — making this an ideal location for families and commuters alike.

Entrance Hall

14' 3" x 6' 3" (4.34m x 1.91m)

A welcoming entrance hall featuring brown laminate flooring and light grey walls. The space includes two storage cupboards, one large and one smaller, both with brown wooden doors. There is a radiator, door hooks, and a wall ledge for convenience. The staircase is finished with a tartan brown carpet.

Kitchen

14' 6" x 9' 10" (4.41m x 3.00m)

A bright and well-appointed kitchen featuring brown laminate flooring and white walls. The room offers a good range of brown wood cupboards and cream marble-effect worktops. Appliances include a gas hob with electric fan assisted oven and a new combi boiler. Additional features include wall-mounted storage, a wall shelf, a radiator, and a chrome tap. A ceiling hook/rack provides space for hanging pots and pans. Lighting is provided by a central ceiling light, giving the room a bright and practical finish.

Lounge / Dining Room

13' 0" x 16' 5" (3.97m x 5.00m)

A bright and spacious dual-purpose room finished with brown laminate flooring and fresh white walls. The space benefits from excellent natural light through patio doors and a large rear window, offering an open and airy feel. There is plenty of room for both living and dining furniture, making it a flexible and comfortable area for everyday use. Additional features include a radiator and access to the rear garden through the patio doors.



Principal Bedroom

14' 2" x 9' 7" (4.33m x 2.93m)

A generous double bedroom featuring brown wood laminate flooring and light grey walls, creating a bright and modern feel. The room benefits from a good-sized front-facing window allowing plenty of natural light. Additional features include a radiator and a white wall shelf, with ample space for bedroom furniture.

Bedroom 2

13' 0" x 8' 5" (3.97m x 2.57m)

A good-sized double bedroom featuring brown wood laminate flooring and light grey walls. A large window provides excellent natural light, creating a bright and welcoming space. The room also includes a radiator and offers ample room for bedroom furniture.

Bedroom 3

9' 9" x 7' 9" (2.98m x 2.36m)

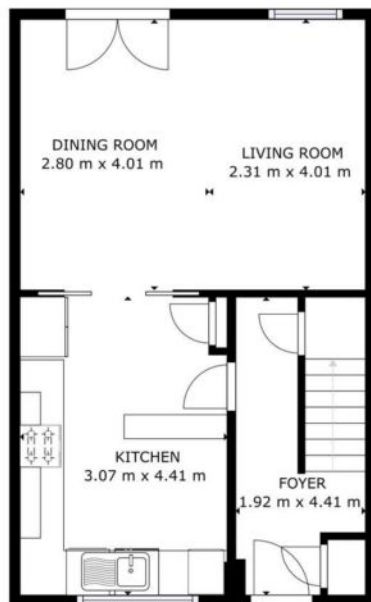
A well-proportioned single bedroom featuring brown wood laminate flooring and light grey walls. A window provides good natural light, creating a bright and comfortable space. The room also includes a radiator and is ideal for use as a bedroom, home office, or study.

Bathroom

5' 7" x 6' 6" (1.70m x 1.99m)

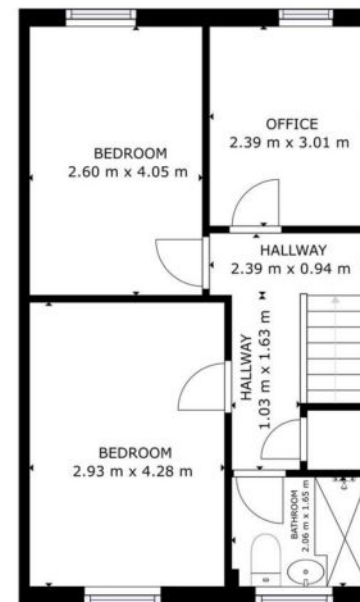
A modern bathroom finished with white tiles and touches of grey marble detailing. The room features a wet room style shower, a chrome tap, and a mirrored floating storage cupboard. Additional practical features include a wall shelf, two extractor fans, a hand rail, and a ceiling light.





GROSS INTERNAL AREA
FLOOR 1: 43.83 m², FLOOR 2: 44.14 m²
TOTAL: 87.78 m²

(MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY)



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RE/MAX Property

Remax Property, Remax House – EH54 6TS

01506 418555 • livingston@remax-scotland.homes

www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



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.

Covered by Consumer Protection from Unfair Trading Regulations 2008.