



West Calder | Mossend Drive | Offers Over £290,000

Enchanting 3-bedroom, 3-bathroom family home which exudes timeless elegance and modern comfort. Boasting spacious living areas flooded with natural light.



Welcome to 16 Mossend Drive, an exemplary residence in West Calder, West Lothian that radiates sophistication. This impeccable three-bedroom, three-bathroom house has been meticulously upgraded to an exceptional standard, boasting an aesthetic that could grace the cover of any distinguished home magazine.

The property presents a charming exterior and a double driveway that leads to an accommodating garage with power and light. Upon entering, you're greeted with an inviting hallway that paves the way to a plush lounge, featuring an elegant media wall with a fireplace that sets the tone for serene evenings. The lounge seamlessly flows into the awe-inspiring kitchen/diner. The gourmet kitchen, equipped with state-of-the-art appliances and ample storage thanks to the handy store, serves as the heart of the home, perfect for culinary adventures and gatherings. Showcasing marble effect worktops and splashbacks, integrated Neff appliances including oven, hob, combination microwave, fridge/freezer, dishwasher and wine fridge. Start your morning around the stunning marble-effect breakfasting table with panelled sides adding a touch of sophistication. Whether enjoying a leisurely breakfast with family or hosting intimate gatherings with friends, this table effortlessly combines style and functionality, elevating your dining experience to new heights. French doors lead and reveal the picturesque landscaped garden.



A convenient utility room and a tastefully adorned cloakroom with an opulent feel complete the ground floor. Karndean flooring runs throughout the ground floor level.

The upper landing leads to the 3 beautifully presented bedrooms, all with sumptuous carpeting. The master bedroom is a sanctuary of tranquillity, complete with a stylish slat wood feature wall, fitted wardrobes, and an en suite shower room that exudes grandeur.

Two further generous double bedrooms, each with their own distinctive flair, ensure ample space for family and guests alike. Bedroom 2 enjoys wall panelling to one wall and bedroom 3 is finished in neutral tones for a calming, relaxing space to spend the night. The family bathroom, with its chic koi carp wallpaper, offers a lavish retreat with white three-piece suite with shower incorporated above the bath.



Externally, the property includes a fully enclosed rear garden with child and pet-friendly artificial grass and a patio area ideal for outdoor living. With upgraded internal doors, contemporary fixtures, efficient gas heating, solar panels and double glazing, this house is truly move-in ready.

16 Mossend Drive awaits families seeking an exquisite home where every detail has been considered for an unparalleled living experience.



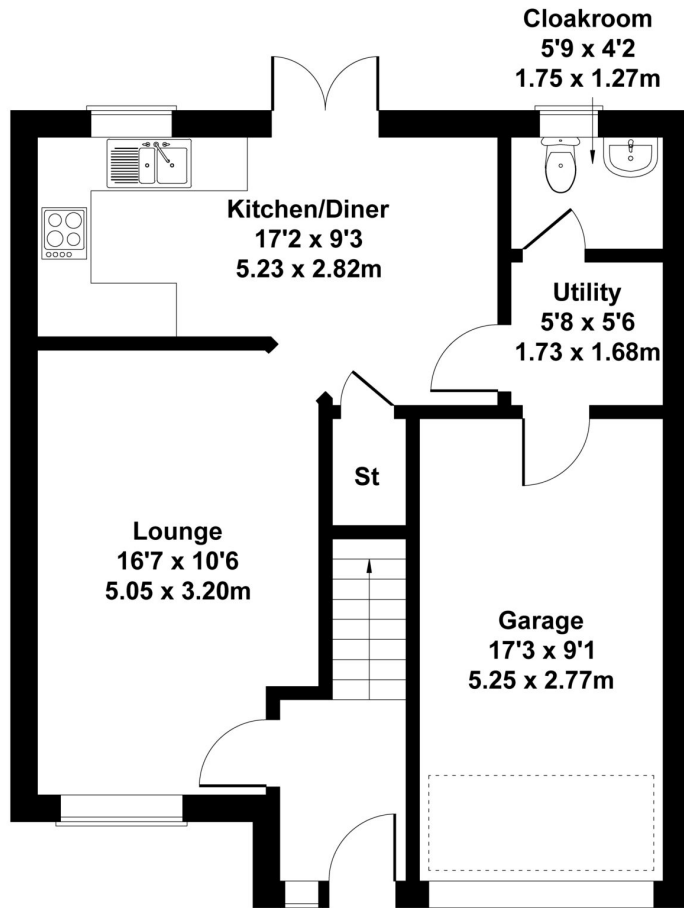
Location: West Calder is a popular commuter town served by a train station which offers rail links to both Edinburgh and Glasgow. West Calder exudes character at every turn, this historic town still retains its small-town charm, but offers a good range of amenities and facilities to cater to residents' needs. From local shops and eateries to schools and recreational facilities, everything you need is within easy reach. Close by the town of Livingston and Bathgate boasts a superb range of additional facilities from shopping centres and cinemas to restaurants and supermarkets. Surrounded by rolling hills, lush countryside, and picturesque villages, West Calder is a haven for nature enthusiasts and outdoor adventurers. The scenic beauty of the area provides ample opportunities for walking, hiking, and exploring the great outdoors.

Extras: Floor coverings, blinds, integrated oven, hob, hood, combination microwave, fridge/freezer, dishwasher and wine fridge.

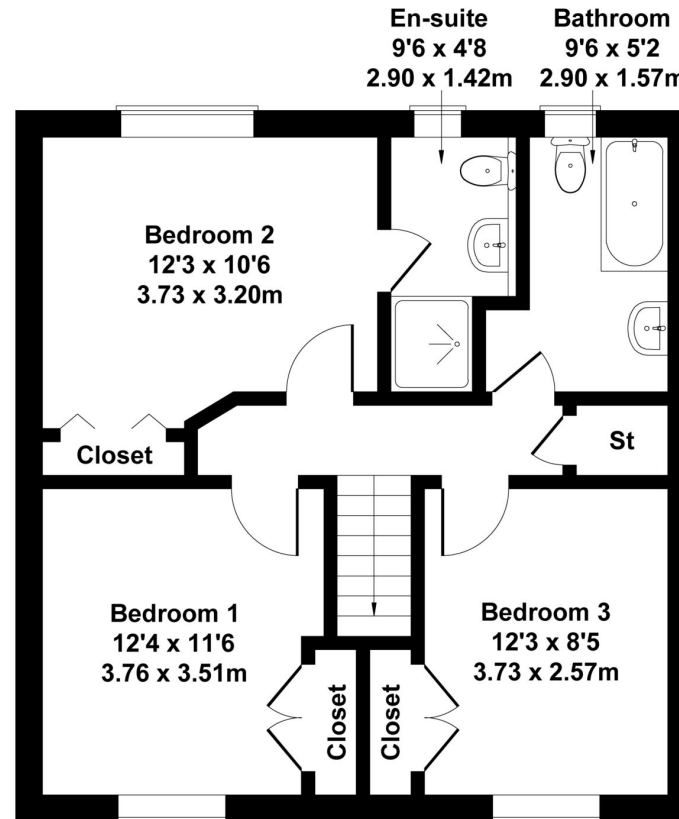


16 Mossend Drive, West Calder, EH55 8QG

Approximate Gross Internal Area
1191 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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