



West Calder | Westwood View | Offers Over £355,000

A rare gem that effortlessly combines tranquil living with contemporary convenience, set on an enviable plot with exceptional indoor and outdoor spaces to enjoy.



Nestled within the tranquil village of West Calder, 7 Westwood View presents an exceptional opportunity for families seeking a distinguished residence in a coveted location. This detached bungalow, poised on an enviable plot within a quiet cul de sac, is the epitome of peaceful living. The property is perfect for families or those seeking a serene retreat while remaining close to local amenities and transport links.

Boasting an expansive front garden and a sweeping mono-block driveway capable of accommodating several vehicles, this home warmly welcomes you. The property also features an integral garage, complete with power, lighting, and an electric roller door, offering secure storage and convenience. To the rear, the property opens up to a superb garden, a true highlight of the home. The expansive lawn, paved patio area, and secluded outlook create a perfect space for relaxation and outdoor entertaining. Enclosed by timber fencing and mature hedging, and bordered by a picturesque tree line, this private garden is a haven of tranquillity and the ideal spot for enjoying the summer months.



Stepping inside, the welcoming entrance hallway sets the tone for the rest of the home. Finished with laminate flooring, the hallway provides access to all the main accommodation and includes three storage cupboards-one conveniently positioned near the front door for coats and shoes, and two large cupboards with double doors for additional storage meaning all your personal belongings can be neatly stored away. A hatch with a pull-down ladder leads to a partially floored loft, offering further practical storage solutions.

The heart of this home is undoubtedly the spacious kitchen/diner, a versatile space perfect for family gatherings and culinary enthusiasts. The kitchen is equipped with a range of base and wall-mounted units, the generous countertop space offers practicality for cooking and meal prep, while the tiled backsplash adds a touch of sophistication. Natural light floods the room through a well-placed window, creating a bright and inviting atmosphere. Whether you're enjoying a quiet breakfast or hosting a gathering, this kitchen provides a perfect blend of comfort and elegance. From here, a door leads to the utility room, complete with a sink, and space for a washer and dryer ideal for all your laundry requirements. From here you have direct access to both the integral garage and the rear garden, ensuring functionality and ease of living.



The lounge, bathed in natural light from its picturesque bay window, offers a warm and inviting atmosphere with views of the rear garden. A gas fire provides a cosy focal point, while neutral decor and soft carpeting enhance the room's appeal. Open-plan access leads to the dining room, a bright and airy space with sliding doors that open directly onto the rear garden, making it ideal for entertaining or enjoying family meals.

The master bedroom is a standout feature of this home, with an abundance of storage provided by fitted wardrobes along two walls. One set of mirrored sliding doors conceals an en-suite shower room, adding a touch of luxury and practicality. The bedroom is finished with laminate flooring and a calm, neutral colour palette. Bedrooms two and three are both generously sized double rooms, each featuring fitted wardrobes, neutral decor, and soft carpeting, ensuring a comfortable and restful space for family members or guests.



Completing the accommodation is a well-appointed family bathroom with a corner bath and shower overhead, a WC, and a sink, along with a separate convenient cloakroom featuring a WC and sink, ideally located for guests.

The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Positioned within the thriving village of West Calder, this home enjoys a perfect balance of peaceful surroundings and excellent accessibility. With local amenities, schools, and transport links close by, it is an ideal choice for families or those seeking a quiet yet connected lifestyle.

This charming bungalow offers a rare opportunity to enjoy spacious, single-level living in a highly desirable location. The property is chain-free, with early entry available, making it an excellent choice for those seeking a smooth and speedy move. Early viewing is highly recommended to fully appreciate all it has to offer.

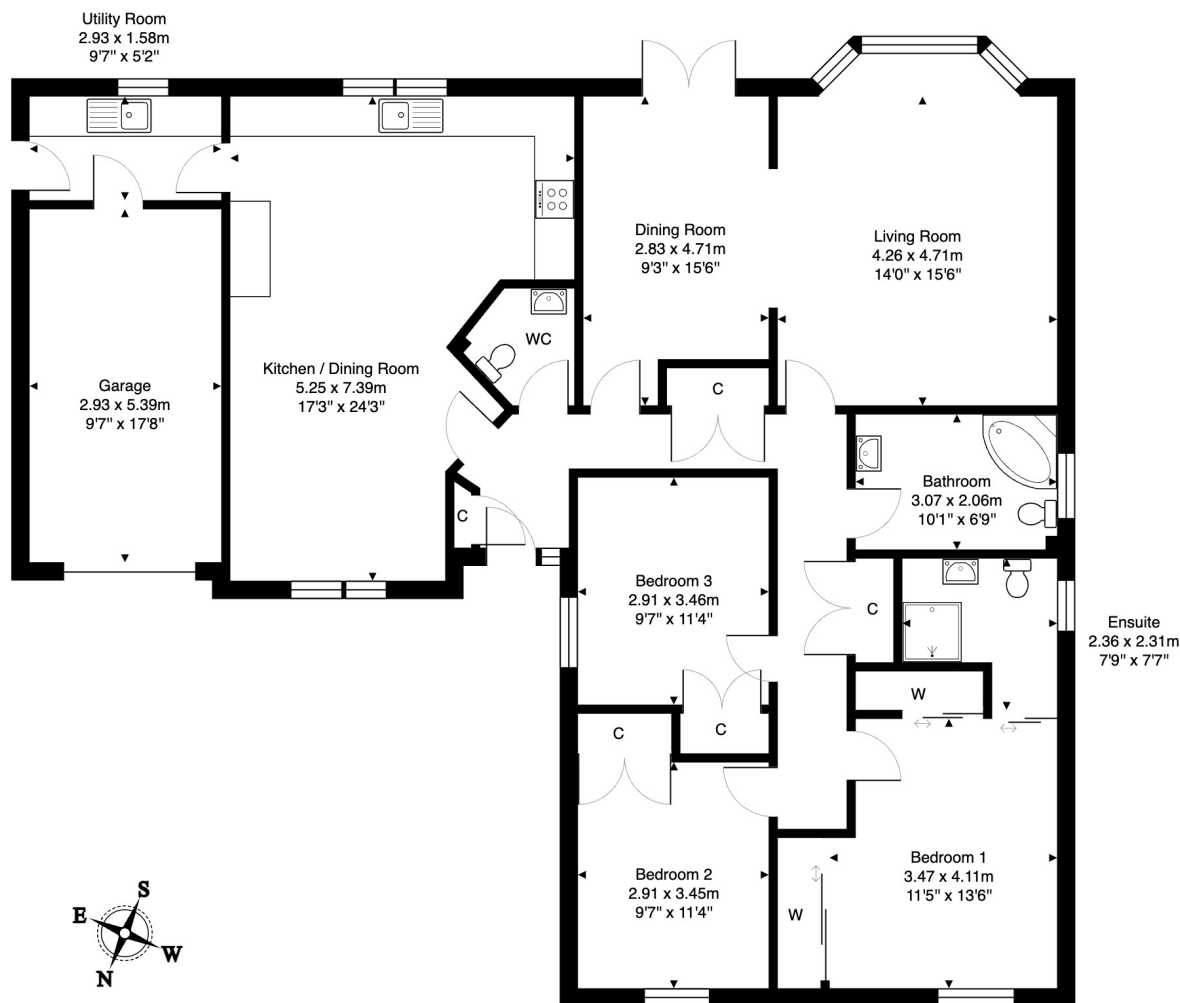


Location: West Calder is a popular commuter town served by a train station which offers rail links to both Edinburgh and Glasgow. West Calder exudes character at every turn, this historic town still retains its small-town charm, but offers a good range of amenities and facilities to cater to residents' 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, window fittings, curtains for the lounge and dining room which are in the hallway cupboard, light fittings, gas fire, integrated oven, hob, hood, free-standing dishwasher, washing machine and the American style fridge/freezer. *The microwave is not in a working order.



7 Westwood View, West Calder, EH55 8PY



Total Area: 161.1 m² ... 1734 ft²

All measurements are approximate and for display purposes only.

Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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