



## **West Calder | Old School Avenue | Offers Over £225,000**

**A stunning, move-in-ready home with elegant modern finishes, a fabulous design, and a well-thought-out layout-perfect for stylish and comfortable living.**





A truly stunning, move-in-ready home that seamlessly blends modern design with elegant finishes throughout. Built by Barratt Homes, this beautifully styled property offers a fantastic layout, making it the ideal family home. One of the standout features is the stylish window shutters fitted throughout, adding a touch of sophistication and character to each room.

As you step inside, you are greeted by an impressive hallway, finished in soft neutral tones and complemented by a striking herringbone floor that flows throughout the ground floor. The hallway leads to the kitchen, a spacious lounge/diner, and a convenient cloakroom. The staircase takes you to the upper landing where the bedrooms and family bathroom are located.

The kitchen is a masterpiece of modern design, featuring chic white high-gloss base and wall units, integrated appliances, and sleek black finishes. This space is as stylish as it is functional. The spacious lounge/diner overlooks the beautifully landscaped rear garden. The room is enhanced by a gorgeous, panelled feature wall and soft, neutral decor, creating a warm and inviting atmosphere—an ideal space to relax, unwind, and host family and friends.

The ground floor also benefits from a handy cloakroom, designed with sleek half-wall tiling, a white WC and sink, and a door leading to a discreet utility store, which is plumbed for a washing machine and features shelving for added convenience.

Upstairs, the home continues to impress with three well-appointed bedrooms, all fitted with plush carpeting for added comfort. The principal bedroom is beautifully finished in a fresh, neutral palette and boasts a fabulous walk-in wardrobe, along with additional space for free-standing furniture. Bedroom two is a generous double, decorated in a soft pastel green, creating a serene and relaxing ambiance. Bedroom three, a spacious single, offers a lovely view of the landscaped garden, making it a perfect space for a child's bedroom or a home office.

The family bathroom is a true showpiece, designed with modern splashbacks, sophisticated tiling, and a shower over the bath, combining both style and practicality.

Externally, the south-facing rear landscaped garden is a private retreat, featuring low-maintenance artificial grass, composite decking, and a paved patio ideal for enjoying outdoor living in all seasons. The garden also includes a store for garden essentials and two dedicated bin stores, all enclosed within timber fencing for added privacy.

Additional features include gas central heating, double glazing, and two allocated parking spaces. With its impeccable design, high-quality finishes, and move-in-ready appeal, this home truly wouldn't look out of place in a magazine. Don't miss the opportunity to make it yours!





Extras: All floor coverings, window shutters, light fittings, integrated oven, hob, hood, fridge/freezer, dishwasher, garden store and 2 bin stores.

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.





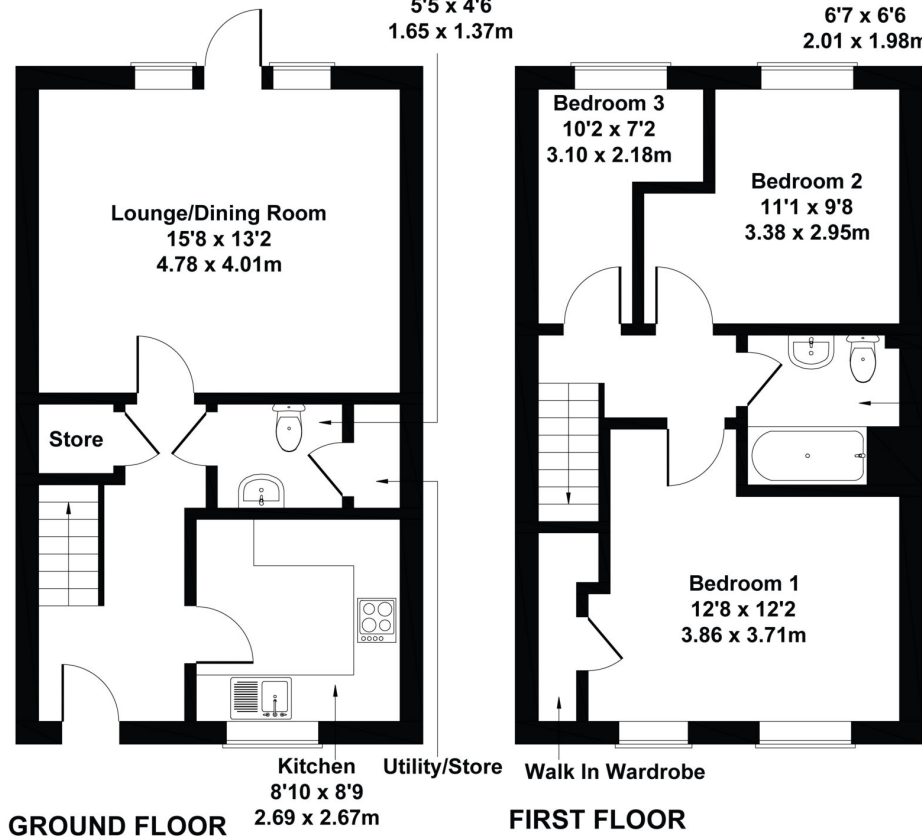
## 62 Old School Avenue, West Calder

Approximate Gross Internal Area  
859 sq ft - 80 sq m



Cloakroom  
5'5 x 4'6  
1.65 x 1.37m

Bathroom  
6'7 x 6'6  
2.01 x 1.98m



Not to Scale. Produced by The Plan Portal 2025  
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