



## **West Calder | Mossend Grove | Offers Over £240,000**

A stylish and move-in-ready 3-bed semi-detached home in West Calder, offering modern living, enclosed rear garden, and excellent transport links.





This stunning modern semi-detached home, built by Walker Homes, is a move-in-ready gem that perfectly blends style, comfort, and practicality. With a well-thought-out design and high-quality finishes, this home is ideal for families or first-time buyers seeking a fantastic location in West Calder, close to local shops and the train station.

As you step into the entrance hallway, the stylish grey LVT flooring immediately sets a contemporary tone, seamlessly leading to the kitchen, lounge, cloakroom, and a carpeted staircase to the upper landing. A handy storage cupboard provides additional convenience.

The bright and spacious lounge/diner overlooks the enclosed rear garden, with patio doors opening onto a paved seating area-perfect for indoor-outdoor living. The space is carpeted for comfort and offers ample room for a dining table and chairs, along with a built-in storage cupboard. Crisp white walls enhance the fresh and modern feel.



The striking kitchen is a standout feature of the home, boasting a sleek modern design with an integrated oven, hob, and fridge/freezer. A free-standing washing machine is also included. Spotlights and a complementing worktop complete the stylish look, making this a functional and attractive space for cooking.

A conveniently located cloakroom on the ground floor features a white WC and sink, along with a front-facing window for natural light.

Upstairs, the upper landing leads to three well-proportioned bedrooms, all carpeted for warmth and comfort. A shelved storage cupboard provides the perfect space for bedding and linen.

The principal bedroom is a generous double, currently accommodating a super king-sized bed with space for bedside cabinets. It benefits from a fitted wardrobe and direct access to a contemporary en-suite shower room. The second bedroom is another spacious double, also featuring a fitted wardrobe and overlooking the rear garden. The third bedroom is a good-sized single, decorated in fresh white tones.



The family bathroom is finished in a clean, modern style, complete with a white three-piece suite and splashback tiling.

Additional benefits of this fantastic home include gas central heating, double glazing, and energy-efficient solar panels.

Externally, the property offers allocated parking for two cars, with ample visitor spaces available. The fully enclosed rear garden is designed for low maintenance, featuring a mix of paving and decorative chips, making it a safe and secure space for children and pets.



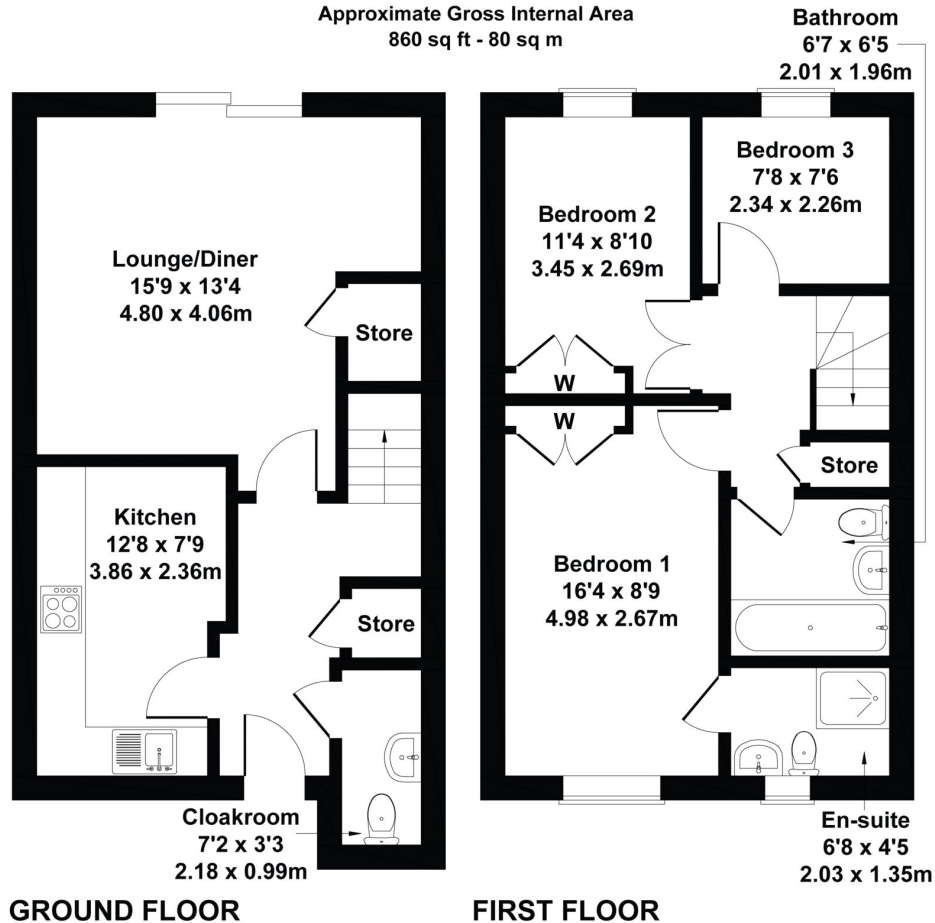
Extras: Floor coverings, blinds, curtains, light fittings, integrated oven, hob, fridge/freezer and free-standing washing machine.

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.



## 6 Mossend Grove, West Calder

Approximate Gross Internal Area  
860 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2025  
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