



West Calder | Parkhead Crescent | Offers Over £115,000

A sleek, move-in-ready main-door ground-floor apartment in West Calder, where modern style meets unbeatable convenience, with spacious living, private outdoor space and driveway.



A fabulous main-door ground-floor apartment located in the heart of West Calder. Ideally positioned close to West Calder train station, this striking home is perfect for commuters, first-time buyers, downsizers, or savvy investors. Move-in ready, the apartment offers spacious accommodation throughout, complemented by fresh neutral decor.

The property benefits from gardens to the front and rear, a private driveway, and ample on-street parking. Upon entering, the welcoming hallway provides access to all rooms and features laminate flooring, along with two large storage cupboards, ideal for keeping everyday essentials neatly tucked away.

The sun-drenched lounge is a warm and inviting space, filled with natural light from its twin front-facing windows. A wall-mounted electric fire adds a cosy touch, while the neutral decor and laminate flooring create a modern yet comfortable setting. A sliding door leads to the contemporary kitchen, a statement of style which boasts sleek white gloss base and wall units, an integrated oven and hob, a dishwasher, and space for a fridge/freezer and washing machine. Complementing worktops and splashback complete the look perfectly, with a door providing direct access to the rear garden.



Both bedrooms exude tranquillity. The main bedroom is a generous double, overlooking the rear garden, and features calming neutral tones with a chic accent wall. A fitted wardrobe offers excellent storage, and the niche is perfectly suited for a dressing/makeup table. The second bedroom, positioned at the front of the property, is another spacious double, featuring bright neutral decor, laminate flooring and ample space for free-standing furniture.

The modern shower room is finished to a high standard, comprising a sleek white three-piece suite with a WC, a wash hand basin with storage below, and a double shower enclosure. Stylish tiling on the floor and most walls, along with contemporary black handles, add a modern touch. A rear-facing window allows natural light to fill the space.

Additional benefits include gas central heating and double glazing ensuring all year-round comfort. The front garden is laid to lawn, while the fully enclosed rear garden provides a fantastic outdoor space which is child and pet-friendly, with a generous lawn and a decked area, perfect for relaxing or entertaining. The garden shed is also included.

This is an excellent opportunity to secure a truly beautiful home in a desirable location. Whether you're taking your first step on the property ladder, looking for an easy-to-maintain home, or seeking an investment with great potential, this apartment is sure to impress.





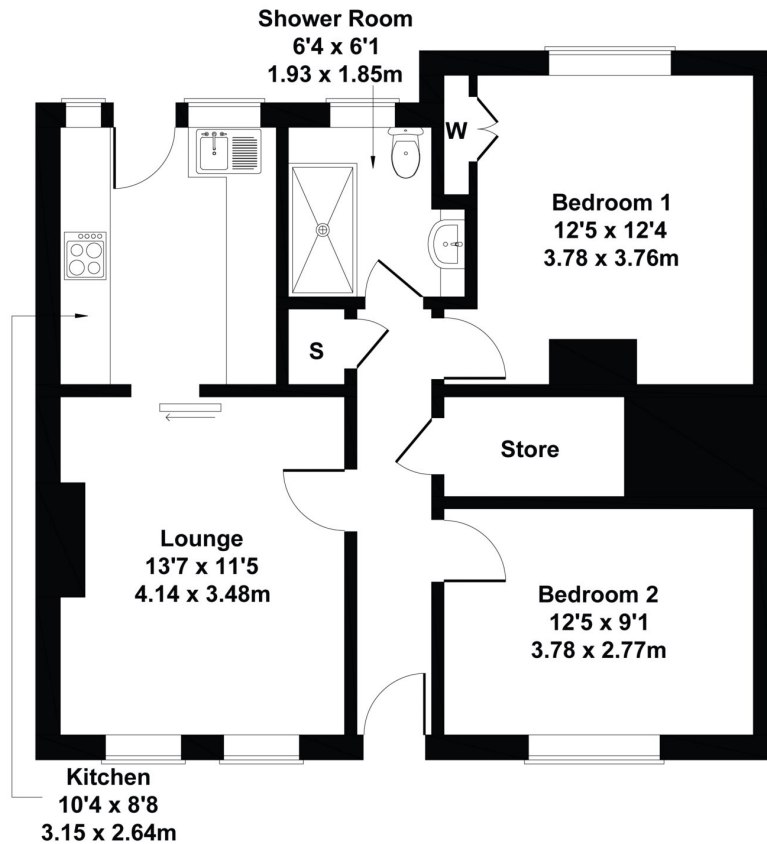
Location: West Calder is a popular commuter town served by a train station which offers rail links to both Edinburgh and Glasgow. West Calder exudes character at every turn, this historic town still retains its small-town charm, but offers a good range of amenities and facilities to cater to residents' 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 appliances including the oven, hob, dishwasher, free-standing fridge freezer, electric fire and the garden shed.



59 Parkhead Crescent, West Calder

Approximate Gross Internal Area
705 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



All Enquiries

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