



West Calder | Westwood View | Offers Over £390,000

A stylish sanctuary nestled on a generous corner plot, this stunning detached bungalow blends modern luxury with effortless charm-the perfect place to call home.



An Exceptional Detached Bungalow in a Prime Corner Plot Setting

Nestled in a quiet and exclusive cul-de-sac, offering the perfect blend of style, space, and serenity. Positioned on an enviable corner plot, this home boasts an expansive driveway suitable for several vehicles, a garage, and a neatly maintained front lawn that adds to its charming kerb appeal. This property is ideal for families, downsizers, or anyone seeking a tranquil retreat that's still wonderfully convenient for local amenities and transport links.

Step inside through the welcoming entrance vestibule, where a handy store cupboard houses the electrical controls. A glazed door opens into the hallway, setting the tone for the rest of the home-spacious, stylish, and thoughtfully designed, all laid out across one seamless level. A further deep store cupboard provides excellent storage, with a hatch leading to the loft.

The heart of the home is undoubtedly the stunning kitchen/diner-a contemporary space designed for both functionality and flair. Installed just two years ago, it features sleek white high-gloss base and wall units, integrated appliances including an oven, hob, dishwasher, fridge/freezer, and even built-in recycling bins. A peninsula with breakfast bar seating offers a casual spot to perch, while there's also ample room for a family dining table-perfect for everything from quiet weeknight dinners to entertaining guests. Flooded with natural light, this space also features a delightful morning coffee corner-a cosy nook framed by dual aspect windows that catch the early sun, offering the perfect spot to start your day with a peaceful brew. All finished with modern grey Antico flooring.

Just off the kitchen, a practical utility room continues the home's stylish aesthetic with matching units and flooring, a circular sink, and space for a freestanding washer and dryer which are included within the sale. A back door provides direct access to the garden, making it easy to step out with laundry or enjoy the fresh air.

The lounge is a real showstopper-a generous, light-filled room with soft neutral tones and plush carpeting, offering a calm and inviting space to relax. It flows seamlessly into the adjacent family/garden room, which overlooks the beautifully maintained rear garden. Together, these two zones create a wonderful, flexible living space perfect for hosting, relaxing, or simply soaking in the peaceful surroundings.

The principal bedroom is a luxurious retreat, currently accommodating a king-size bed with ease and enhanced by fitted wardrobes and a private en suite. The en suite is immaculately finished with a crisp white three-piece suite, including a double shower, modern wet wall panelling, a high-gloss vanity unit, spotlights, and a sleek heated towel rail for that added touch of comfort.

Bedrooms two and three are both spacious doubles, featuring fitted wardrobes and plenty of room for additional furnishings. Each is decorated with tasteful neutral tones and feature walls to add character. Bedroom four, also a generous double, is styled in fresh white and offers great versatility, ideal as a guest room, nursery, or home office.





The family bathroom is a elegant and serene space, boasting a four-piece suite that includes a luxurious free-standing bath, a corner shower, and a modern white WC and sink set within a vanity unit for storage. Half-height grey tiling, a panelled ceiling with recessed lighting, and complementing grey flooring complete the contemporary look perfectly.

Outside, the rear garden is a private haven-fully enclosed and offering a mix of expansive lawn, paved patio, and decked area, all framed by trees for added seclusion. It's a wonderful outdoor space for family life, summer barbecues, or simply enjoying a quiet afternoon in the sun. The garage has been cleverly adapted to provide both storage to the front and a versatile space at the rear- making an ideal opportunity for a home gym, studio, or office-complete with a window to let in natural light.

With gas central heating and double glazing throughout, this home offers not just style, but comfort and efficiency in equal measure.



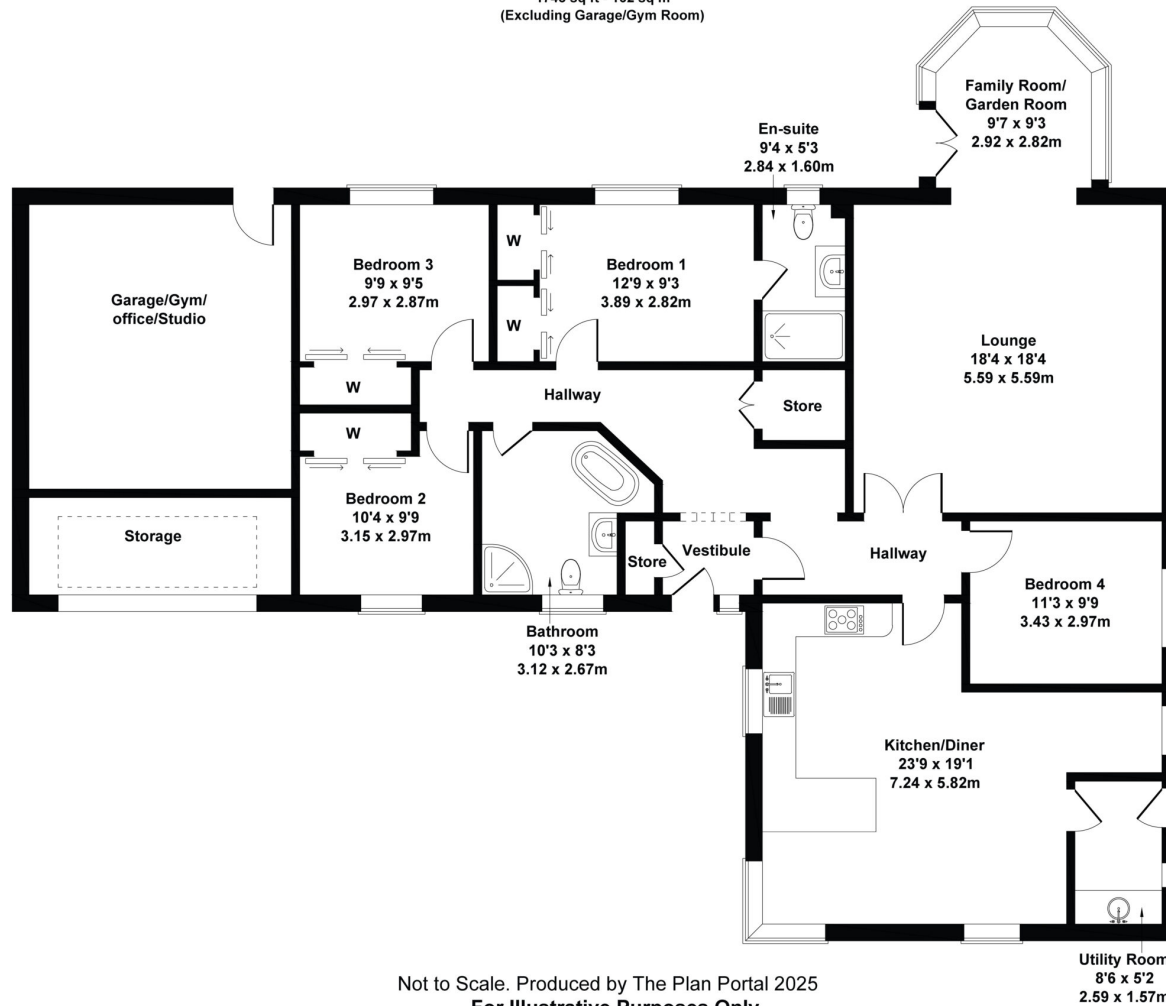
Location: West Calder is a popular commuter town served by a train station which offers rail links to both Edinburgh and Glasgow. West Calder exudes character at every turn, this historic town still retains its small-town charm, but offers a good range of amenities and facilities to cater to residents'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



10 Westwood View, West Calder

Approximate Gross Internal Area
1745 sq ft - 162 sq m
(Excluding Garage/Gym Room)



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



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.