



West Calder | Comitis Road | Offers Over £220,000

A sleek, modern family home offering bright interiors, a low-maintenance garden, and a peaceful, move-in-ready lifestyle.



Welcome to 14 Comitis Road, a splendid example of modern family living nestled in the peaceful community of West Calder, West Lothian. This pristine property, constructed by Persimmon Homes in 2022, presents an exceptional opportunity for families seeking a chain-free, move-in-ready home with all the contemporary comforts.

As you approach this delightful house, the neatly manicured front garden sets a welcoming tone. Stepping through the front door, you are greeted by a bright hallway providing access to a handy ground-floor cloakroom, the lounge, and a carpeted staircase leading to the upper landing.

The front-facing lounge is a relaxing space with soft neutral tones and a warm, inviting feel. A stylish herringbone floor completes the look, creating a modern touch that complements the home's contemporary design. From here, a door leads through to the kitchen/diner- the heart of the home and a perfect place for family meals or entertaining guests.

The kitchen/diner is well-appointed with a range of base and wall units, integrated oven, gas hob, fridge/freezer and a dishwasher, along with space for a free-standing washing machine. There is ample room for a dining table and chairs, ideal for enjoying family dinners or casual gatherings, while a handy store cupboard provides additional storage. French doors open directly onto the rear garden, flooding the room with natural light and seamlessly connecting indoor and outdoor living spaces.

Upstairs, the landing gives access to three bedrooms and the family bathroom. The master bedroom is a generous double, decorated in crisp white tones and featuring fitted mirrored wardrobes as well as the luxury of an en suite shower room. The en suite is finished with stylish wall tiles, a shower cubicle, wash hand basin, and a WC, complemented by attractive plank-effect vinyl flooring. Bedroom two is another well-proportioned double again with built-in storage, while bedroom three offers a good-sized single - perfect as a child's room, guest room, or home office.

The family bathroom completes the upper level, fitted with a modern white three-piece suite, sleek tiling, and a stainless-steel towel rail, creating a contemporary and relaxing space.

Additional features include gas central heating (with Hive smart control downstairs), double glazing, and solar panels for improved energy efficiency.

Externally, the property benefits from an allocated parking space and a fully enclosed rear garden designed with families in mind - ideal for both children and pets. The garden is finished with artificial grass, a paved patio for outdoor dining, and a timber shed equipped with power and light, offering excellent additional storage.

This beautifully presented home combines modern convenience with thoughtful design and is ideally suited to families or first-time movers seeking a stylish, ready-to-enjoy property.





Extras: Floor coverings, light fittings, hive controller, blinds, curtains, integrated oven, hob, dishwasher, fridge/freezer and garden shed.

Negotiable items: Washing machine, dryer (in the shed) and dining table and chairs.

Discover West Calder....

Nestled in the heart of West Lothian, West Calder is a vibrant and well-connected commuter town that effortlessly combines traditional character with modern convenience. Ideally situated between Edinburgh and Glasgow, it offers easy access to both cities via its local train station, making it a prime choice for professionals seeking a peaceful lifestyle with seamless transport links.

Rich in history and brimming with charm, West Calder maintains a strong sense of community and small-town warmth, with a heritage rooted in Scotland's shale oil industry. Period buildings, historical landmarks, and a friendly atmosphere make it an inviting place to call home.

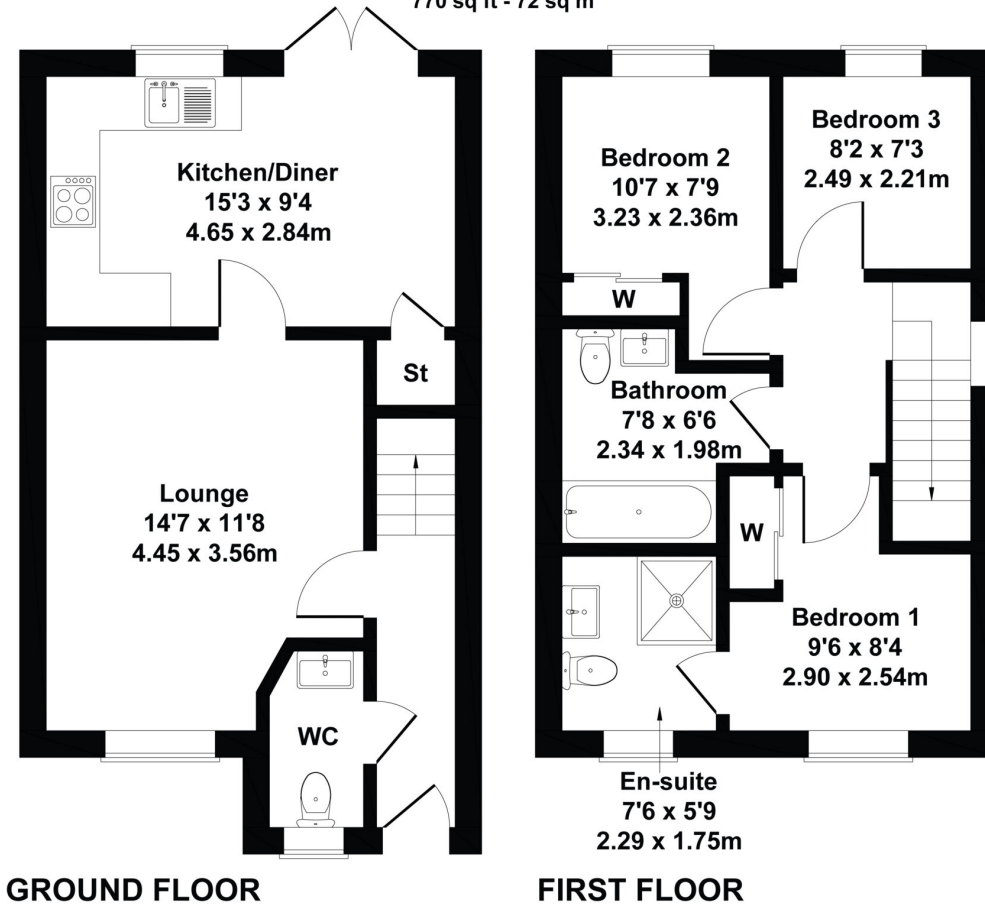
The town itself provides a great mix of everyday amenities. You'll find a selection of independent shops, cosy cafes, takeaways, a post office, a pharmacy, and other essential services all within walking distance. Primary and secondary schools are well-regarded locally, and there are various leisure and sporting facilities available, including a community centre, football pitches, and a nearby golf course.

For a wider array of shopping, dining, and entertainment options, the larger towns of Livingston and Bathgate are just a short drive away. Livingston boasts The Centre and Livingston Designer Outlet, offering everything from high-street favourites to premium brands, along with a cinema, restaurants, and supermarkets. Bathgate offers a bustling high street, further transport connections, and cultural venues.



14 Comitis Road, West Calder, EH55 8FX

Approximate Gross Internal Area
770 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
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All Enquiries

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