



23 Burngrange Gardens, West Calder

Offers Over £340,000



## 23 Burngrange Gardens

West Calder, West Calder

Detached bungalow with garage, modern interiors, 3 double bedrooms, en-suite shower room, family bathroom, mature gardens. Turn-key in sought-after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Vestibule

4' 4" x 3' 11" (1.32m x 1.19m)

The welcoming vestibule sets the tone for the home with its stylish new modern composite door, complemented by a sleek side panel window that enhances natural light. The real wood flooring adds a touch of warmth and elegance, seamlessly flowing into the main hall. A central light fixture brightens the space, creating an inviting entrance that perfectly balances contemporary design with practicality.

### Lounge

14' 3" x 14' 1" (4.34m x 4.30m)

The spacious and inviting lounge boasts real wood flooring, adding warmth and character to the space. A striking multi-fuel burning modern stove serves as the room's main feature, creating a cozy and stylish focal point. Large front-facing windows flood the room with natural light while offering a delightful view of the garden. A centerpiece light enhances the ambiance, making this an ideal space for relaxation and entertaining. To complete the elegant design, French doors lead seamlessly into the main hall, adding a touch of sophistication and openness.

### Kitchen

16' 11" x 15' 8" (5.15m x 4.78m)

This high-spec kitchen is a true showstopper, seamlessly blending style and functionality. Bathed in natural light from impressive bifolding doors, it offers stunning garden views. Sleek LVT flooring, spot ceiling lights, and a matching worktop and splashback enhance its modern appeal. Fully integrated appliances, including a fridge freezer, dishwasher, oven, warming drawer, microwave, and a built-in wine cooler with a separate freezer. Also included is an instant boiling water tap to ensure convenience. The island and breakfast bar, featuring a modern induction hob and ceiling-style extractor, complete this beautifully designed space—both stylish and practical.

### Bedroom 1

13' 3" x 10' 4" (4.03m x 3.14m)

The primary bedroom is a spacious and elegant retreat, boasting a large rear-facing window that offers lovely views over the garden. The new carpet flooring adds warmth and comfort, while the central light fitting enhances the bright and airy feel of the room.





### **Bedroom 2**

11' 6" x 10' 3" (3.50m x 3.13m)

The second bedroom is a generously sized double, offering both comfort and style. It features brand-new carpet flooring for a soft, cozy feel underfoot, complemented by a sleek modern radiator and a central light fitting that enhances the room's brightness. A stunning wall-to-wall, fully fitted wardrobe provides ample storage while maintaining a clean, contemporary look. The large front-facing window allows plenty of natural light to flood the space, creating a warm and inviting atmosphere in this beautiful bedroom.

### **Bedroom 3**

10' 9" x 9' 1" (3.28m x 2.78m)

The third bedroom is a well-proportioned double, offering a bright and airy feel with its fresh décor and stylish real wood flooring. A side-view window allows natural light to fill the space, enhancing its warm and inviting atmosphere. The modern radiator ensures comfort throughout the year, while the central light fitting adds a contemporary touch. With ample room for freestanding furniture, this bedroom provides both flexibility and functionality, making it a perfect retreat.

### **Bathroom**

10' 2" x 5' 7" (3.10m x 1.69m)

The excellent four-piece bathroom offers a perfect blend of style and functionality. It features a sleek bath with a modern mixer tap, a stylish vanity sink with under-storage, and a WC, providing both convenience and elegance.

### **GARAGE**

Single Garage

Large garage set to the side of the property with up and over door for access.

### **DRIVEWAY**

4 Parking Spaces

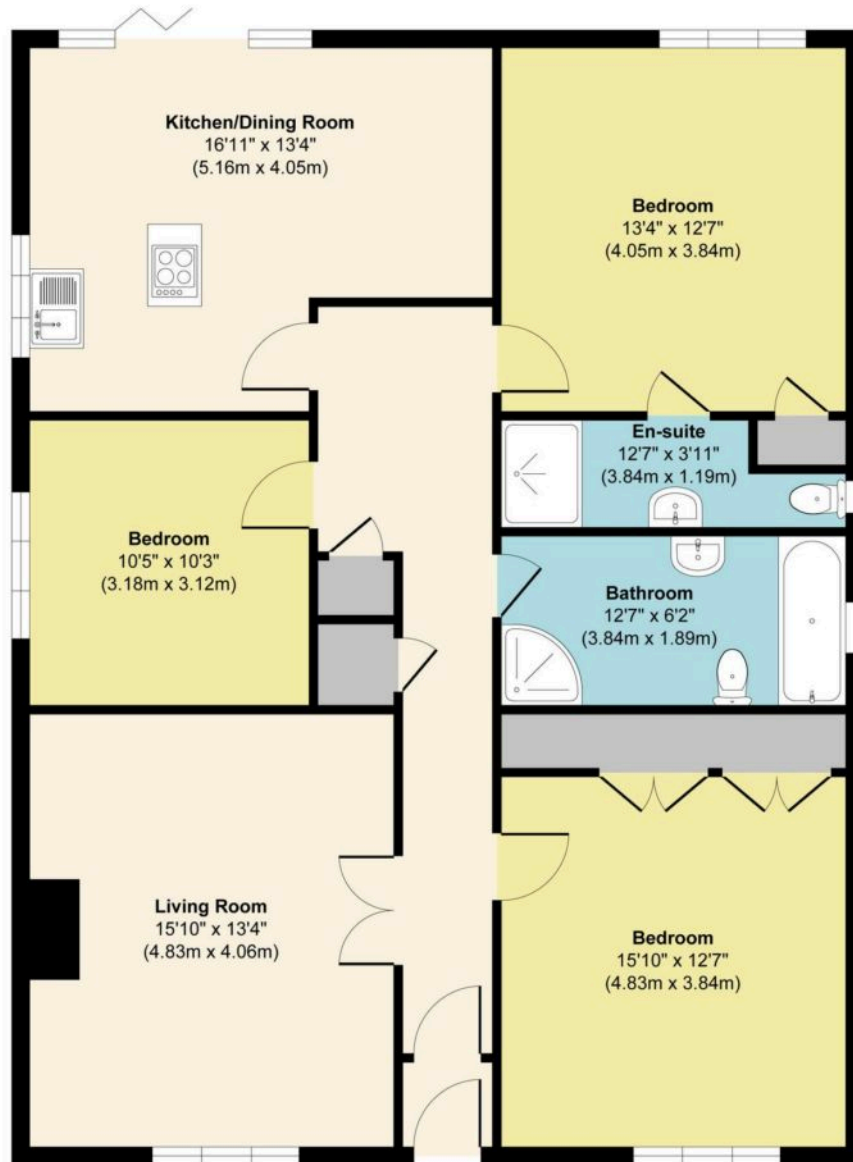
Long stoned chipped drive can easily park four vehicles and is set to the side of the property.



23 Burngrange Gardens, West Calder, EH55 8ES



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Estates



Floor Plan

Approx. Gross Internal Floor Area 1200 sq. ft / 111.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 86        |
| (69-80) <b>C</b>                            | 73      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         | 84        |
| (69-80) <b>C</b>  | 69      |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC   |         |           |



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