



1 Burngrange Cottages, West Calder
£125,000



1 Burngrange Cottages

West Calder, West Calder

Beautiful Turn-Key 2 Bedroom Flat Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this, walk-in condition, spacious two-bedroom flat located in the popular town of Westcalder.

Council Tax band: TBC

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

A welcoming entrance features a modern uPVC door with an attractive stained glass window, complemented by new carpet flooring and a side window that fills the space with natural light. The landing benefits from fresh décor and new flooring, providing access to two bedrooms, the shower room, kitchen, and lounge. A central light fitting and radiator enhance the warm, inviting atmosphere. An added bonus is the fully floored and beautifully decorated attic storage room, offering excellent additional space.

Lounge

14' 3" x 12' 2" (4.35m x 3.72m)

A beautiful, large, and spacious lounge offering plenty of room for free-standing furniture. The space features fresh décor and new carpet flooring, creating a bright and welcoming atmosphere. A central light fitting and radiator complete this comfortable and inviting room perfect for relaxing or entertaining.

Kitchen

11' 6" x 7' 5" (3.50m x 2.25m)

This lovely modern kitchen offers a bright and welcoming space, featuring a large rear window, fresh décor, and new laminate flooring. The smooth wet-wall finish and spotlights create a clean, stylish look that feels both modern and homely. It comes complete with a new hob, integrated fridge freezer, it has an integrated oven, and microwave, plus a brand-new freestanding washing machine. There's plenty of cupboard space for storage, helping you keep everything neat and organised.

space.





Bedroom One

12' 6" x 12' 3" (3.82m x 3.73m)

This large and spacious room offers a bright and comfortable setting, featuring fresh décor and new carpet flooring throughout. A front-facing window fills the space with natural light, while a good-sized storage cupboard provides practical convenience. The room also includes a central light fitting and radiator, creating a warm and welcoming atmosphere.

Bedroom Two

12' 6" x 9' 2" (3.80m x 2.80m)

A good-sized second bedroom featuring fresh décor and new carpet flooring, creating a bright and comfortable space. The room includes a radiator for warmth, a generous built-in storage cupboard, and a stylish set of central spotlights that add a modern finishing touch.

Shower Room

5' 7" x 5' 1" (1.70m x 1.54m)

This beautifully finished shower room features a sleek, modern design with a side window allowing in plenty of natural light. Spotlights and ceiling lighting create a bright, fresh atmosphere, complemented by fully tiled walls and laminate flooring. A walk-in corner shower cubicle with pivot doors and an electric shower adds both style and practicality. The vanity-style floating sink with mixer tap, wall mirror, and modern WC complete this contemporary, easy-to-maintain space.





REAR GARDEN

This property boasts a generous, fully enclosed rear garden, predominantly laid to lawn, with mature trees adding character and a secure gated entrance. It also benefits from additional side gardens, offering extra outdoor space. Off-street parking is provided via a convenient tarmac driveway, ensuring both practicality and ease of access."

DRIVEWAY

1 Parking Space

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DRIVEWAY

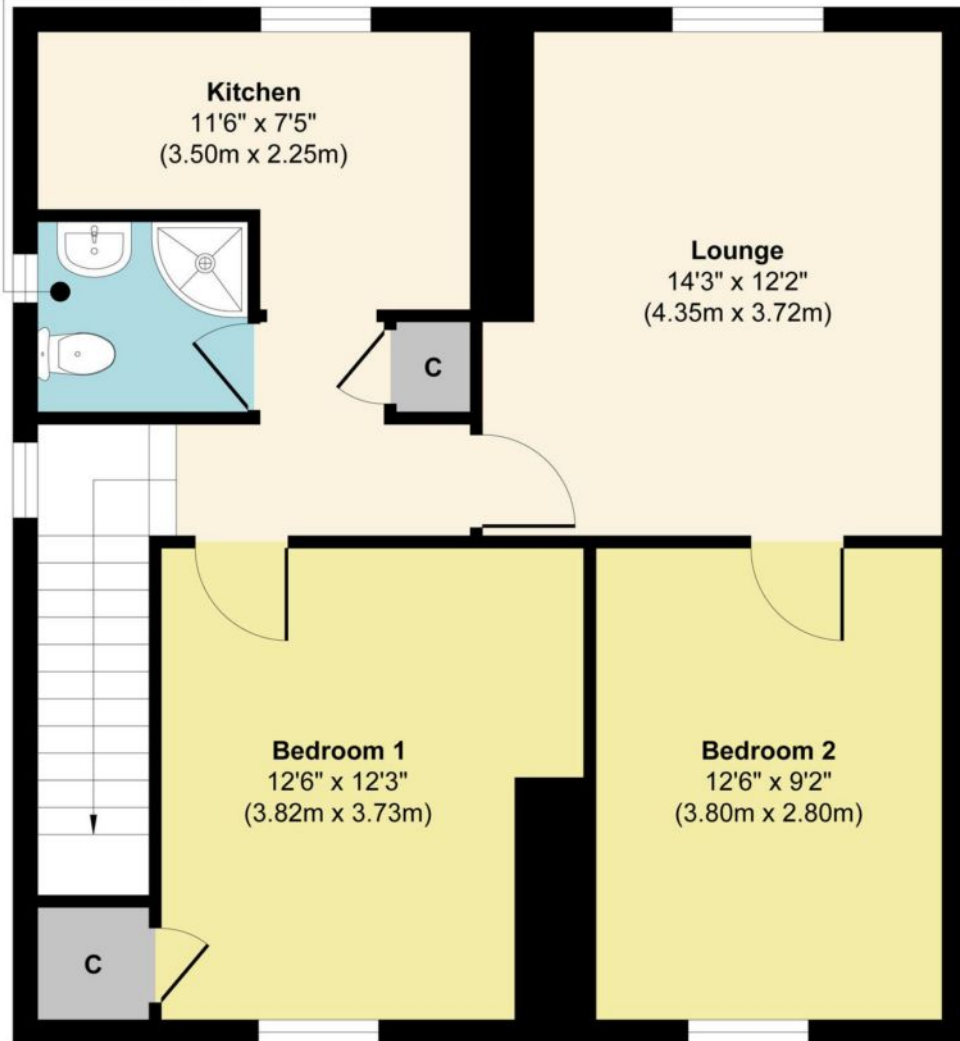
1 Parking Space

Good size drive off road parking mainly laid with tarmac adjacent to the property for easy access.



1 Burngrange Cottages, West Calder, EH55 8EW

Shower Room
5'7" x 5'1"
(1.70m x 1.54m)



Floor Plan

Approx. Gross Internal Floor Area 630 sq. ft / 58.56 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+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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