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Burngrange Park, West Calder, EH55 8HF

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# 22

## Burngrange Park, West Calder



Set on a generous corner plot within a sought-after residential West Calder development, this quietly positioned four-bedroom detached home offers a superb lifestyle, within easy reach of schooling, transport links, and amenities.

Designed for comfortable family living, the ground floor features a spacious lounge flowing into a formal dining area, with direct access to the rear garden. A sizeable contemporary kitchen is complemented by a practical utility room, alongside a dedicated home office and a convenient WC. Upstairs, the generous accommodation includes four double bedrooms. The principal bedroom boasts a luxurious en-suite bathroom, while a second bedroom benefits from its own en-suite shower room. A stylish family shower room completes the layout.

Externally, the property enjoys both front and rear gardens, a private driveway, and an integral double garage.

### *What's special about this house*

- Impressive four-bedroom detached family home set on a quiet cul-de-sac close to West Calder's amenities, schooling, and transport links.
- Light-filled and generously proportioned bay-windowed living room adorned with handsome wooden flooring, a fireplace set within an elegant mantle and a warm neutral decor. Opens via French doors to the adjoining formal dining room, making it perfect for family life and entertaining.
- Versatile formal dining room opening to the rear garden. Could also serve as a family room/snug.
- Stylish and sizeable modern kitchen and utility overlooking the rear garden with the utility providing convenient access. Illuminated floor and wall units are complemented by grey quartz-effect worktops and a tiled splashback. Integrated appliances include an extractor hood, gas hob and oven.
- Tastefully decorated principal double bedroom boasting built-in wardrobes, and a luxurious en-suite bathroom equipped with a bath with wall-mounted rainfall shower, hidden cistern WC, washbasin, towel radiator, and LED lit vanity.
- Three further double bedrooms, one with an en-suite shower room.
- Neat manicured front lawn and low-maintenance rear garden comprising ornamental paving, decorative stones and timber decking.
- Integral double garage and driveway.



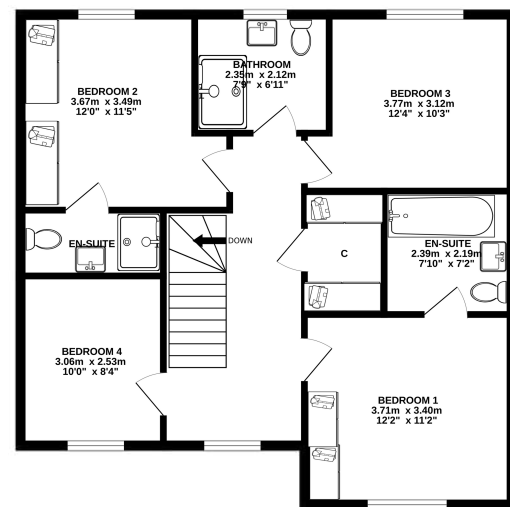
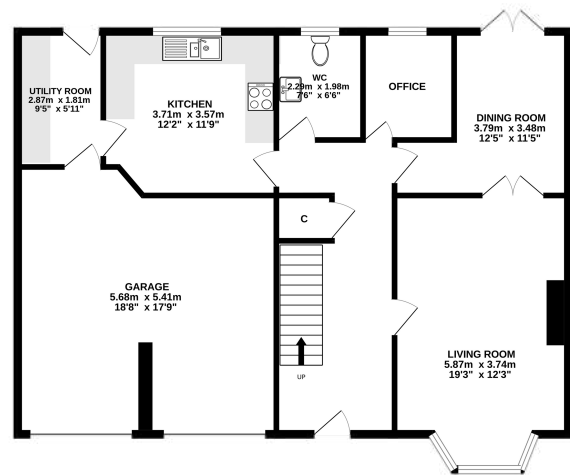
## Location and Amenities

- A short distance from Parkhead Primary School and West Calder High School.
- West Calder has a selection of convenience stores, a pharmacy, a post office, a medical centre, and bustling pubs and eateries.
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (19 miles) and Glasgow (31 miles); the M9 is a short drive away.
- West Calder Train Station, with regular and swift links to Edinburgh and Glasgow, is a twenty-minute walk.
- Edinburgh International Airport is 15.1 miles away.
- Close to family-friendly recreational activities such as Five Sisters Zoo, Harburn Golf Club, and Deer Park Golf and Country Club.

### Extras

*All floor coverings (multi-coloured rug in study), light fittings, blinds, curtains, oven/hob, washing machine, fridge, freezer and pink sofa bed are included*

Home Report valuation	£400,000
Internal floor area	171m <sup>2</sup>
School catchment	Parkhead Primary School West Calder High School
Council tax band	E
EPC rating	C
Train station	West Calder



### Ground Floor

Living Room	5.87 x 3.74m
Dining Room	3.79 x 3.48m
Kitchen	3.71 x 3.57m
Utility Room	2.87 x 1.81m
WC	2.29 x 1.98m
Garage	5.68 x 5.41m

### First Floor

Bedroom 1	3.71 x 3.40m
En-suite	2.39 x 2.19m
Bedroom 2	3.67 x 3.49m
En-suite	2.54 x 1.17m
Bedroom 3	3.77 x 3.12m
Bedroom 4	3.06 x 2.53m
Bathroom	2.35 x 2.12m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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**George McKillen**  
Sales Manager