



21 Mossend Place, EH55 8US

West Calder - £0







Some homes simply make a great first impression. Others continue to impress the further you explore. 21 Mossend Place is very much one of those homes. Modern, immaculate and beautifully presented throughout, this end-terraced family home has been thoughtfully styled with fresh interiors, contemporary finishes and a wonderfully easy sense of living. It is the kind of property where you can genuinely put your bags down, settle in and start enjoying it from day one.

And then there is that outlook.... Positioned to enjoy an open outlook across green space, with views stretching towards the distinctive Five Sisters, the property has an instant sense of space and openness that is difficult to create. It gives the home something extra - a lovely backdrop to everyday life and a view you will never tire of.

Step through the front door and the inviting hallway immediately sets the tone. Laminate flooring flows through the space, complemented by a striking feature slat wall and a contemporary black staircase, while the internal doors have been finished in black to continue the stylish aesthetic throughout. There is also a handy storage cupboard, always a welcome addition to a busy family home.

The ground floor has been designed with modern family life very much in mind, with the bright lounge, contemporary kitchen and convenient downstairs WC all flowing naturally from the central hallway. The lounge is a particularly welcoming space, beautifully styled with a striking feature wall incorporating contemporary slat panelling. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces and allowing natural light to fill the room. It's a comfortable, modern space that feels equally suited to relaxed family evenings or simply opening the doors on a summer's day and letting the garden become an extension of the living space.

The kitchen is equally impressive, combining practical family functionality with a sleek, modern finish. Contemporary base and wall units are complemented by black handles, while a range of integrated appliances keeps the look streamlined and uncluttered. The kitchen includes a gas hob, oven and hood, washing machine, fridge/freezer and dishwasher — everything you need for modern day-to-day living, without compromising on style. The ground floor WC continues the contemporary theme, with a wash hand basin and another stylish slat wall feature adding a little extra character.

Upstairs, there are three genuinely sizeable bedrooms, each beautifully styled and finished with cosy carpeting, creating comfortable spaces that feel both polished and homely. The principal bedroom enjoys that wonderful open outlook and benefits from fitted wardrobes, giving you a lovely combination of views, style and practical storage. Bedroom two is another generous double bedroom, beautifully presented and currently making clever use of the built-in wardrobe area as a fantastic gaming space. A feature papered wall adds personality to the room, while the generous proportions offer plenty of room for bedroom furniture alongside this brilliant little setup. It's a great space for a teenager, with the built-in area making an ideal spot for gaming or study while keeping the main bedroom space feeling spacious and uncluttered. Bedroom three is another good-sized room with built-in storage, making it equally suited to family life, guests or working from home.

The family bathroom continues the home's fresh and elegant style, with a crisp white three-piece suite, shower over the bath and elegant splashback tiling creating a bright and contemporary space.

But just when you think you've seen everything this home has to offer... There is one more surprise. Step outside and you'll discover your very own garden room. A wonderfully versatile addition to the garden, this is a space that can become whatever your lifestyle needs it to be. Somewhere to work, relax, play, entertain or simply escape to with a coffee at the end of a busy day. It is one of those spaces that you will quickly wonder how you ever lived without.

The garden itself is fully enclosed, making it a practical and enjoyable space for children and pets, with a laid lawn and paved patio providing the perfect setting for summer days, outdoor dining or simply enjoying the open outlook. Practicality has certainly not been overlooked either, with gas central heating, double glazing, solar panels, allocated parking and ample visitor parking all adding to the appeal. Modern. Immaculate. Stylish. And with a garden room that takes it to another level. 21 Mossend Place is the kind of home that gets so much right - beautifully presented interiors, genuinely generous accommodation, a fabulous open outlook and that extra space outside that takes everyday living to another level. It's the kind of home that looks good, feels good and gives you just a little bit more than you were expecting.

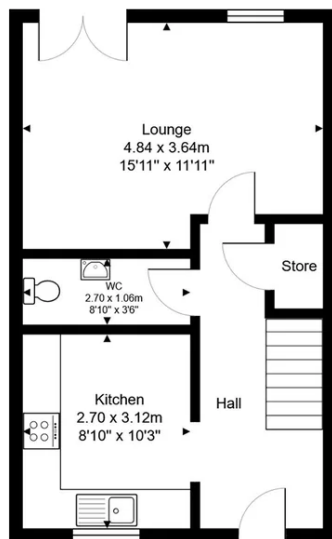




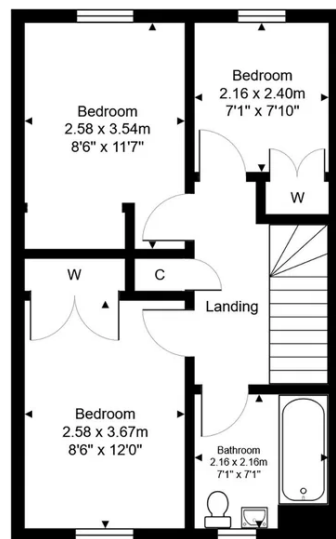
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Total Area: 79.0 m² ... 850 ft² (excluding garden room)

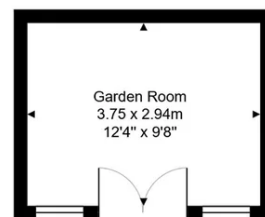
All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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.

