



12 Glog Place, West Calder

Offers Over £195,000



## 12 Gloag Place

### West Calder

A beautifully presented three bedroom period terrace villa, dating back to 1910, offering a superb mix of traditional character and modern living. Set within a sought after residential location, the property immediately stands out with its attractive sandstone frontage and monoblocked driveway providing private parking for two vehicles. Carefully upgraded throughout, the home retains much of its original charm whilst incorporating stylish contemporary finishes, creating a warm and welcoming feel from the moment you arrive.

The accommodation is introduced via an elegant entrance hallway where traditional proportions, detailed wall panelling and quality wood flooring combine to create a striking first impression reflective of the home's period heritage. To the front, the magnificent bay windowed lounge is a wonderfully refined living space, flooded with natural light and enhanced by ornate corncicing, high ceilings and a feature fireplace which forms a beautiful focal point within the room. The carefully chosen décor and warm timber flooring further elevate the sophisticated feel of the property.

Undoubtedly one of the standout features of the home is the stunning dining kitchen, thoughtfully designed to blend contemporary styling with characterful finishes. Fitted with sleek high gloss cabinetry, contrasting dark work surfaces and textured brick-effect splashbacks, the space offers both style and practicality in equal measure. Exposed ceiling beams add warmth and individuality, whilst the central island creates an excellent social hub ideal for informal dining and entertaining. French doors open directly onto the rear decking, seamlessly connecting indoor and outdoor living. The adjoining dining area provides an ideal setting for formal dining or family gatherings, whilst the separate utility room offers excellent additional storage and functionality.



The upper accommodation continues to impress, comprising three beautifully presented bedrooms finished in soft neutral tones with quality flooring throughout. The principal bedroom offers generous proportions and excellent natural light, whilst the further bedrooms provide versatile accommodation suitable for family living, guests or home working. A stylish contemporary bathroom completes the accommodation, featuring modern tiling, vanity storage and a shower positioned over the bath.

Externally, the rear garden has been thoughtfully landscaped for ease of maintenance and enjoyment, with a decked terrace creating the perfect environment for outdoor entertaining and relaxation.

West Calder continues to be one of West Lothian's most popular residential locations, offering an excellent balance of village charm and everyday convenience. The property is ideally positioned within walking distance of West Calder train station, providing regular links to both Edinburgh and Glasgow, making it an excellent choice for commuters.

A wide range of local amenities can be found nearby including shops, cafés, restaurants and supermarkets, whilst reputable schooling at both primary and secondary level is also within easy reach. The area further benefits from a selection of scenic walks, parks and outdoor spaces, creating an ideal setting for families and professionals alike.

With excellent transport links, a strong sense of community and easy access to Livingston and the wider motorway network, West Calder remains a highly desirable place to call home.

Combining elegant period architecture with carefully curated modern interiors, this exceptional home offers a rare opportunity to acquire a truly turnkey property of considerable style, warmth and character.

Home Report Value- £200,000

EPC - D

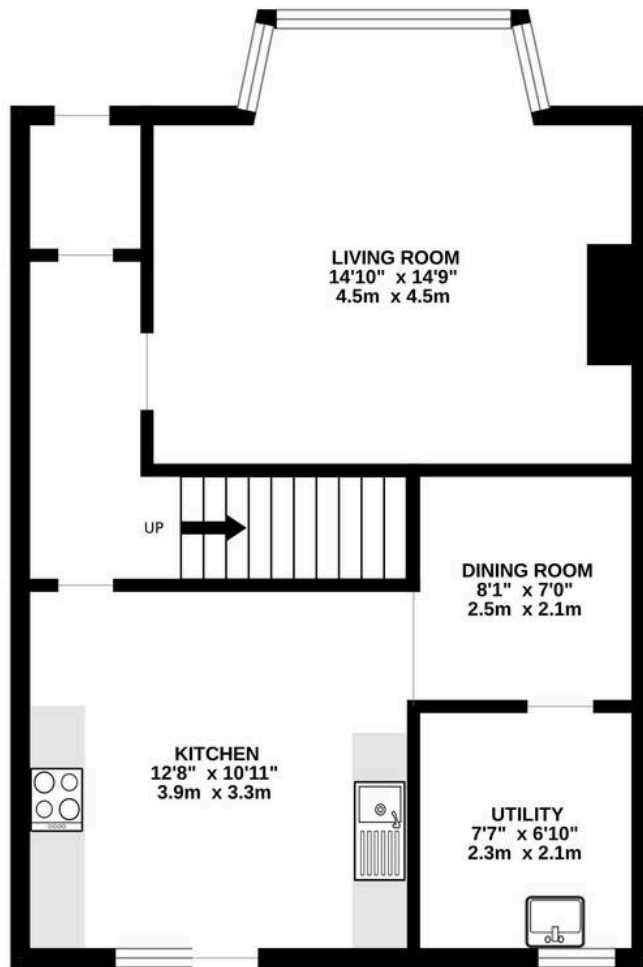
Council Tax Band - C

Square Ft- 1098/102m<sup>2</sup>

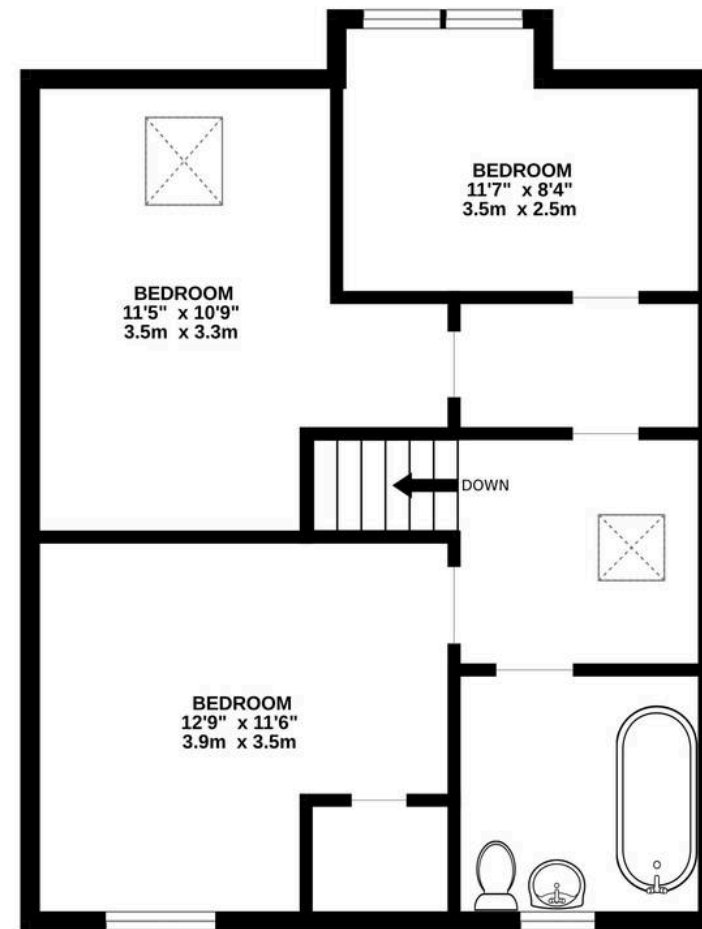




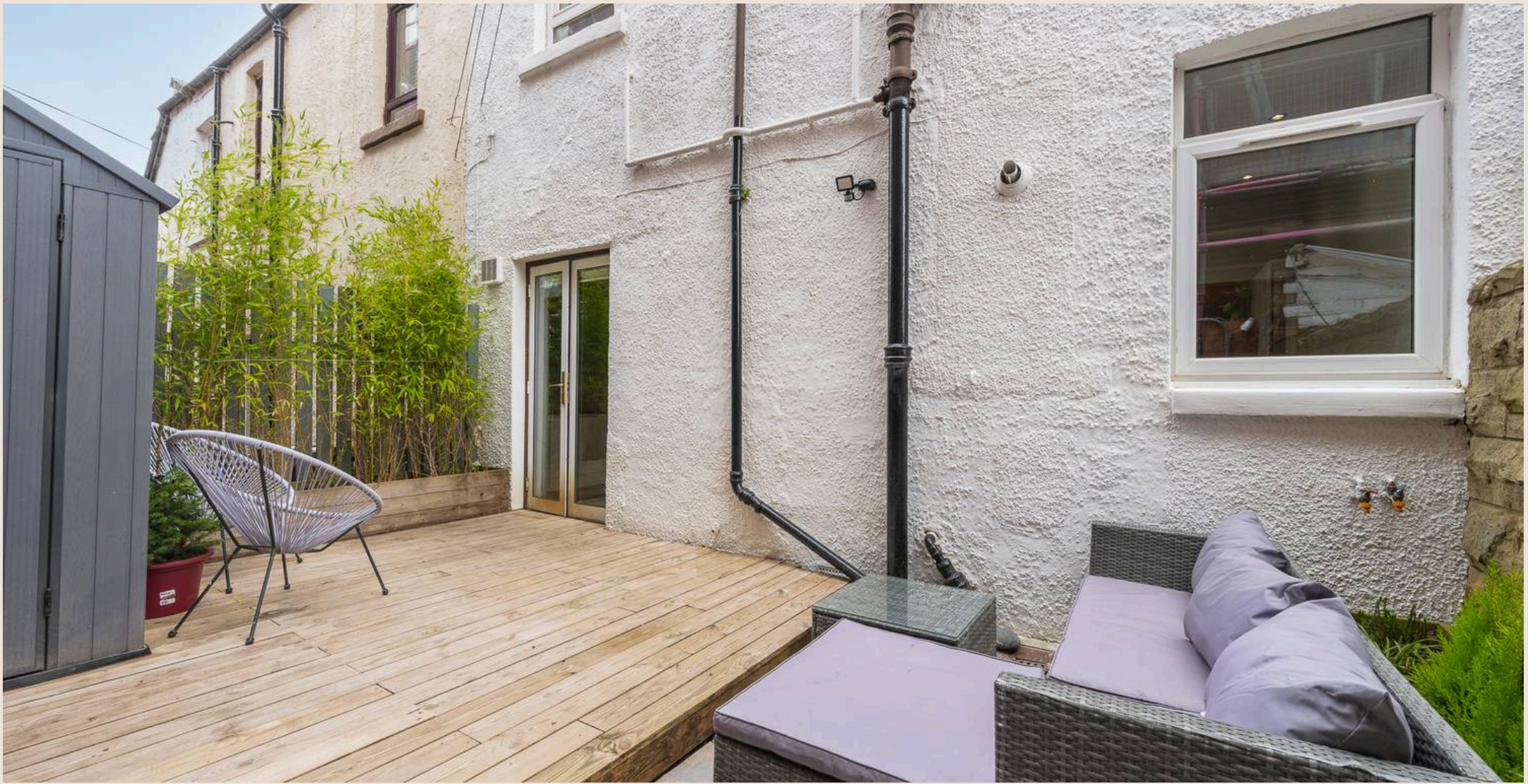
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

