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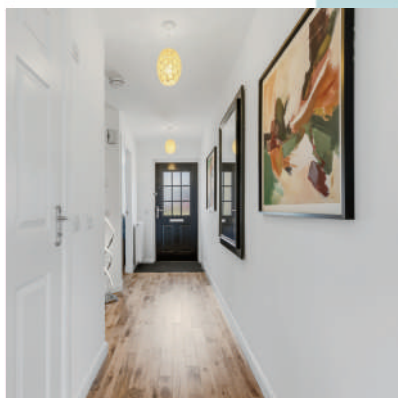
Mossend Place, West Calder, EH55 8US

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Mossend Place, West Calder



Enjoying a pleasant position within a modern development in West Calder, Mossend Place is an attractive four-bedroom detached family home offering generous, well-presented accommodation together with a private garden, driveway and integral garage.

The accommodation opens into a welcoming entrance hallway, leading to a comfortable front-facing lounge which provides a relaxing space away from the main family area. To the rear, the impressive kitchen and dining room forms the heart of the home, offering plenty of space for everyday family life and entertaining. French doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor spaces. A separate utility room provides additional practicality, while a ground-floor WC completes the accommodation on this level.

Upstairs, there are four well-proportioned bedrooms, offering excellent flexibility for a growing family or those requiring space to work from home. The principal bedroom benefits from its own en-suite facilities, while a separate family bathroom serves the remaining bedrooms. Built-in storage within several of the bedrooms adds further practicality.

What's special about this house

- Spacious four-bedroom detached family home with a practical and well-balanced layout.
- Impressive kitchen and dining room providing a sociable heart to the home with direct access to the rear garden.
- Separate front-facing lounge offering a comfortable space to relax.
- Principal bedroom complemented by its own en-suite facilities.
- Three further well-proportioned bedrooms offering flexibility for family life or working from home.
- Attractively landscaped enclosed rear garden with lawn and space for outdoor seating and entertaining.
- Generous driveway providing off-street parking together with an integral garage.



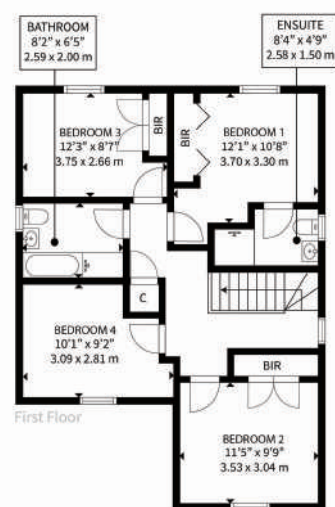
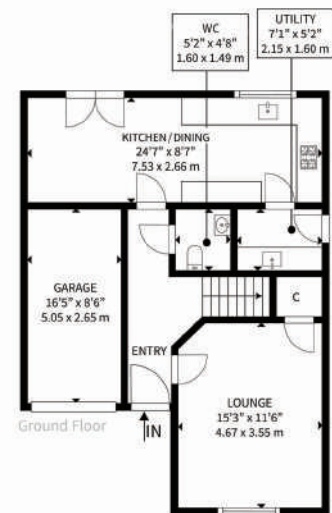
Location and Amenities

- A short distance to 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 13.7 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, light fittings, blinds, oven/hob, dishwasher, washing machine, tumble dryer, fridge and freezer are included

Home Report valuation	£360,000
Internal floor area	121m ²
School catchment	Parkhead Primary School West Calder High School
Council tax band	Band F
EPC rating	Band B
Train station	West Calder



Dimensions

Ground Floor

Lounge	4.67 x 3.55m
Kitchen/Dining	7.53 x 2.66m
Utility	2.15 x 1.60m
WC	1.60 x 1.49m
Garage	5.05 x 2.65m

First Floor

Bedroom 1	3.70 x 3.30m
En-suite	2.58 x 1.50m
Bedroom 2	3.53 x 3.04m
Bedroom 3	3.75 x 2.66m
Bedroom 4	3.09 x 2.81m
Bathroom	2.59 x 2.00m

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.

Turpie Co

Pioneers in Property



Lucy Forbes
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.