



24 Comitis Road, West Calder, EH55 8FX

 **REMAX** PROPERTY

A superb four bedroom family home, less than four years old, offering an impressive combination of space, style and versatility. Featuring two reception rooms, a fantastic social living space, a multi car driveway and detached garage, this beautifully maintained property is ready to move straight into.

Thoughtfully designed with modern family life in mind, the generous accommodation provides plenty of flexibility to suit your individual needs. Whether you're looking for a dedicated home office, guest accommodation, a playroom or simply additional space to relax and entertain, this versatile home has it all.

Set within a desirable location and offering the perfect balance of modern living and practicality, this exceptional property is one that needs to be seen to be fully appreciated. Lorna MacDonald and REMAX Property are delighted to bring this impressive family home on Comitis Road to the market.

West Calder is a small village in West Lothian, with good local amenities including eateries, shopping, recreational activities and well positioned to take advantage of nurseries, primary and secondary schooling. The area has convenient transport links, including a train station, connecting you to Edinburgh and Glasgow, and road networks A71 and M8. Within easy reach of Livingston Centre, which provides further restaurants, bars, sporting facilities and a selection of supermarkets.

Front Garden & Approach

The property is approached via a welcoming paved pathway, complemented by a neatly turfed area. To the side, a multi car monoblock driveway provides ample off street parking and leads directly to the detached garage. Gated access to both sides of the property provides convenient access to the enclosed rear garden.

Entrance Hallway

Entry to the welcoming vestibule is via a half glazed composite door, allowing natural light to brighten the space. Decorated with white painted walls and light grey laminate flooring, it offers an inviting introduction to the home. The space is completed with a ceiling light, power points, a smoke detector, and a radiator.

Lounge

4.543m x 3.481m (14'10" x 11'05")

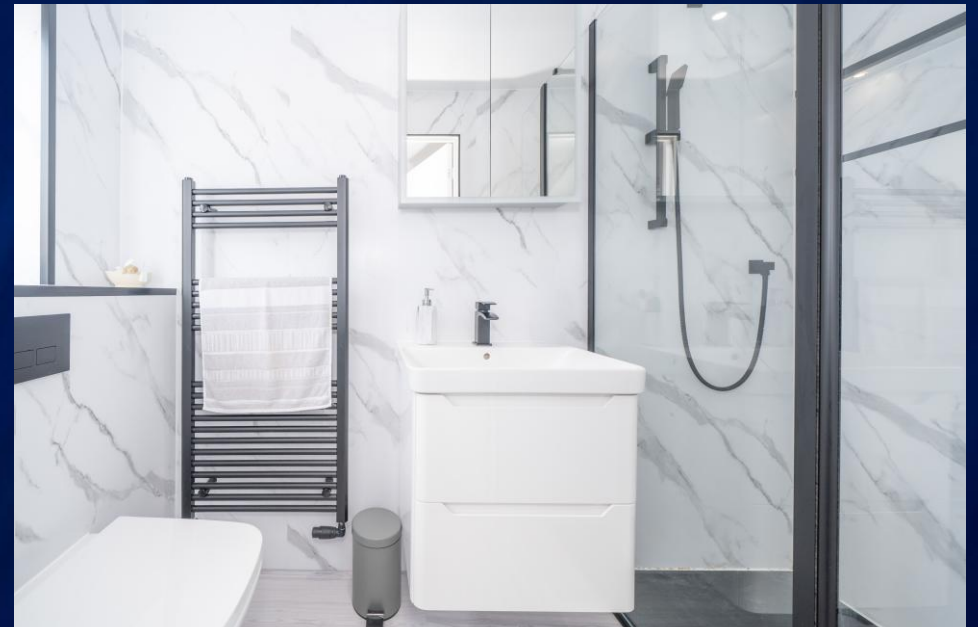
This spacious room is styled with white painted walls and cosy carpet underfoot, creating an inviting atmosphere. A large front facing window floods the space with natural light, complemented by a ceiling light for evening illumination. A radiator, a smoke detector and power points complete the room's features.

Office

2.627m x 2.379m (8'07" x 7'09")

This fantastic second reception room is currently utilised as a home office, offering a versatile additional living space. Finished with crisp white walls and contemporary laminate flooring, the room enjoys a bright and airy feel, with a front facing window flooding the space with natural light. A ceiling light, radiator and power points add both comfort and practicality, while the flexible layout allows the room to easily adapt to suit a variety of needs, whether as a home office, playroom, snug or additional reception space.





Open Plan Kitchen Diner Lounge

2.984m narrowing to 2.336m x 7.425m (9'09" narrowing to 7'07" x 24'04")

This generously proportioned open plan kitchen and living space forms a fantastic hub of the home, combining a stylish kitchen with plenty of room for relaxing, dining and entertaining. The kitchen is fitted with white gloss wall and base units, complemented by grey laminate work surfaces and matching upstands. Decorated with light grey laminate flooring and white painted walls.

The kitchen is equipped with integrated appliances, including an under counter oven, four ring gas hob, stainless steel extractor hood, fridge freezer, washing machine and dishwasher, included in the sale.

A black sink and half with drainer and mixer tap is positioned beneath the rear facing window, offering a pleasant outlook over the garden while allowing natural light to fill the space.

Two built in cupboards provide useful storage, while ceiling, under unit and over unit lighting ensures the space is both practical and inviting. A radiator, heat detector and power points complete this versatile living space.

Living Level Toilet

1.149m x 1.792m (3'09" x 5'10")

This stylish and practical modern space is finished with white painted walls and laminate flooring, creating a sleek, contemporary look. The suite includes a close coupled toilet and a pedestal sink, combining functionality with modern design. A ceiling light, radiator, and extractor fan complete the room.

Stairs and Landing

The décor continues seamlessly upstairs, with carpeted stairs and landing complemented by crisp white painted walls. A side facing window allows natural light to brighten the space, while a ceiling light provides additional illumination. A built in cupboard offers useful storage, with further practical features including a radiator, smoke detector, attic hatch and power points.

Primary Bedroom

3.836m x 3.465m (12'07" x 11'04")

This charming room is decorated with white paint and cosy carpet flooring. A free standing wardrobe offers ample hanging and shelving space, keeping the room neat and organised. A front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is completed with a radiator, smoke detector and convenient power points.

En-Suite Shower

2.538m x 1.154m (8'03" x 3'09")

This contemporary shower room features stylish marble effect wet wall, beautifully complemented by light grey waterproof laminate flooring for a sleek and modern finish. The suite comprises a spacious shower enclosure featuring a mains waterfall shower with an additional handheld attachment, a wall hung white gloss vanity sink, and a sleek back to wall toilet, creating a modern yet highly practical space.

A front facing window and downlights ensure the room is bright and welcoming, while a black heated towel radiator and extractor fan add further comfort and convenience.

Bedroom Two

3.720m x 2.732m (12'02" x 8'11")

This lovely double bedroom has been finished with white painted walls and carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. Power points, a smoke detector and a radiator are also provided.

Bedroom Three

2.602m x 2.654m (8'06" x 8'08")

This great bedroom features white painted walls and carpeted flooring, creating a warm and inviting atmosphere. A window at the front of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, smoke detector and power points, ensuring both comfort and functionality.

Bedroom Four

2.654m x 2.603m (8'08" x 8'06")

This fantastic room has been finished with carpets to the floor and white painted walls. A window to the rear of the property allows in natural light and there is a ceiling light. A radiator, power points and a smoke detector are included.

Bathroom

2.657m x 1.910m (8'08" x 6'03")

This bright and welcoming bathroom is finished with white painted and white tiled walls, and light grey tile effect vinyl flooring. A rear facing window allows natural light to fill the space, complemented by a ceiling light. The white suite features a bath, a pedestal sink, and a close coupled toilet, combining modern style with everyday practicality. A radiator and extractor fan complete this well appointed room.

Garage

5.638m x 2.653m (18'05" x 8'08")

The detached garage features an up and over door, power points and a ceiling light, providing a versatile space ideal for parking, storage or use as a workshop. Hardwired wi-fi extends to the garage, offering excellent potential for use as a home office, hobby space or additional workspace, with the connection also providing wi-fi coverage towards the bottom of the garden.

An electric vehicle charging point is conveniently positioned to the front of the garage and is included in the sale, adding further practicality for modern living.

Rear Garden

This fantastic private rear garden provides a beautifully landscaped outdoor space, perfectly suited to both relaxing and entertaining. The garden features sandstone paving, decorative stonework and a neatly turfed section, creating a versatile setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

At the bottom of the garden, a wooden pergola provides an attractive sheltered area, ideal for al fresco dining and enjoying the garden throughout the warmer months. A separate paved area to the side offers discreet and practical storage space, keeping garden essentials neatly tucked away.

The garden is fully enclosed by fencing, providing privacy and security, with gated access to both sides of the property adding further convenience. Soffit lighting and fence lighting create an inviting ambience in the evenings, with both easily controlled via the TAPO app.

Backing directly onto open fields, the garden enjoys a lovely sense of space and a peaceful outlook, creating an enviable outdoor retreat for family and friends to enjoy.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



