



CastleBrae
SALES & LETTING

20 UNION SQUARE, WEST CALDER, WEST LOTHIAN,
EH55 8EY
OFFERS OVER £90,000





Situated in the very centre of the popular village of West Calder, this spacious two-bedroom apartment offers generous accommodation, excellent storage and convenient access to local amenities, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

Positioned above local businesses within the village square, the property enjoys an elevated outlook over the heart of the community whilst benefiting from all the convenience of a central location. Shops, cafés, everyday services and public transport links are all within easy walking distance, ensuring everything you need is close at hand.

Access to the property is via a communal stairwell with a secure entry door, providing both privacy and peace of mind. Upon entering the apartment, a welcoming hallway provides access to the main accommodation and benefits from useful storage cupboards, helping to keep the living spaces organised and clutter-free.

The bright and spacious living room is one of the standout features of the property. Generously proportioned, it offers ample space for both lounge and dining furniture, creating a versatile area for relaxing and entertaining. Large patio doors allow an abundance of natural light to flood the room while also framing attractive views over the village square below. A practical storage cupboard within the living room further enhances the functionality of the space.

The fitted kitchen is equally impressive in size and has been designed with practicality in mind. Offering an extensive range of wall and base units, the kitchen provides excellent storage and plentiful worktop space for food preparation. Its generous proportions make it ideal for everyday living whilst ensuring there is ample room for all essential

