



29 Briestonhill Drive
West Calder, EH55 8FS

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Dining Kitchen
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens
- Garage & Driveway
- EPC Rating - B



Quietly positioned and a stone's throw from the Five Sisters Zoo, this stylishly presented modern detached villa forms part of a cul-de-sac setting within the small village of West Calder. There are local day to day requirements available with a train station providing quick and easy access to Glasgow & Edinburgh. Further specialised shopping can be found in nearby Livingstone a short drive away. In move-in condition the accommodation would make an excellent family home and comprises; welcoming entrance hallway, attractive sitting room, contemporary dining kitchen with breakfast bar and French doors, utility cupboard and WC apartment. The upper landing leads to a lovely master bedroom with en-suite shower room, three further double bedrooms and modern bathroom with shower. There are well-maintained manicured private gardens to the front and a large fully enclosed rear garden with paved patio area. A driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating. Included in the sale are the fitted carpets and floor coverings, all light fittings, fitted wardrobes in two bedrooms, curtains, oven, hob, hood, fridge-freezer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



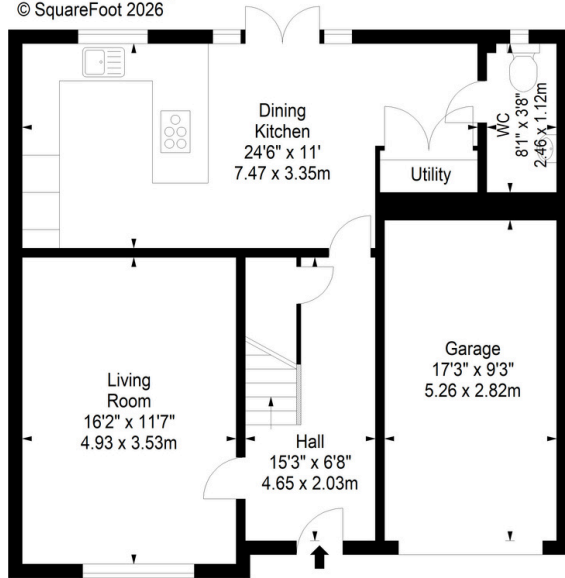


**Briestonhill Drive,
West Calder,
West Lothian, EH55 8FS**

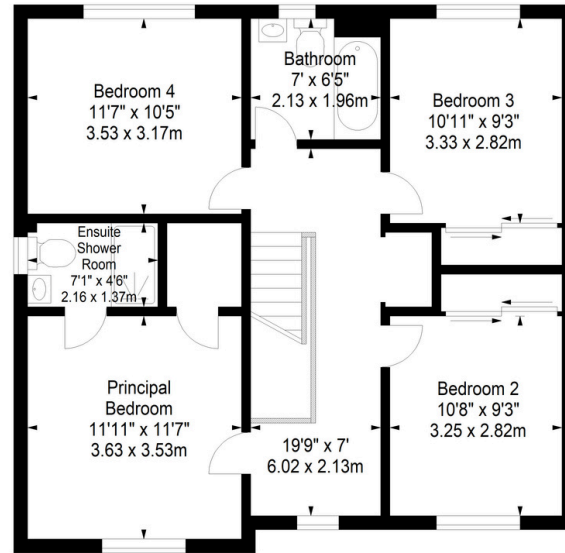


Approx. Gross Internal Area
1384 Sq Ft - 128.57 Sq M
Garage

Approx. Gross Internal Area
160 Sq Ft - 14.86 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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