

21 Comitis Road, West Calder, EH55 8FX



### Description

Impressive 3 bed semi-detached villa quietly set within a modern development, well placed for a good range of amenities, excellent transport links, and is a great option for those hoping for an easy commute to Edinburgh and Glasgow. This lovely home has been finished off to a good standard throughout and offers comfortable and light filled living space which comes with the added attraction of an enclosed rear garden and garage.

- Hallway with cloak room/WC
- Living/dining room
- Stylishly appointed kitchen
- Master bedroom with fitted wardrobe and en-suite shower room
- Two further double bedrooms
- Family bathroom featuring a white suite and shower
- Gas central heating and double glazing
- Private garden to rear
- Garage with driveway

### Extras

The fitted carpets, oven, hob, cooker hood, dishwasher and fridge/freezer are included.

### Factor

The development is factored by Taylor & Martin for approx. £40 per quarter according to the vendor. This includes maintenance of communal areas.

EPC Rating: B



### Location

West Calder is a well-connected village in West Lothian, offering an excellent blend of local amenities and convenient transport links. The area provides a variety of shops, cafés, and everyday services, along with well-regarded primary and secondary schools. For commuters, there is a local train station with regular services to both Edinburgh and Glasgow, while easy access to the M8 motorway makes travel by car straightforward. The surrounding countryside also offers beautiful walks, cycle routes, and leisure opportunities, giving residents the benefit of both town convenience and scenic surroundings.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Comitis Road,  
West Calder,  
West Lothian, EH55 8FX



Approx. Gross Internal Area

800 Sq Ft - 74.32 Sq M

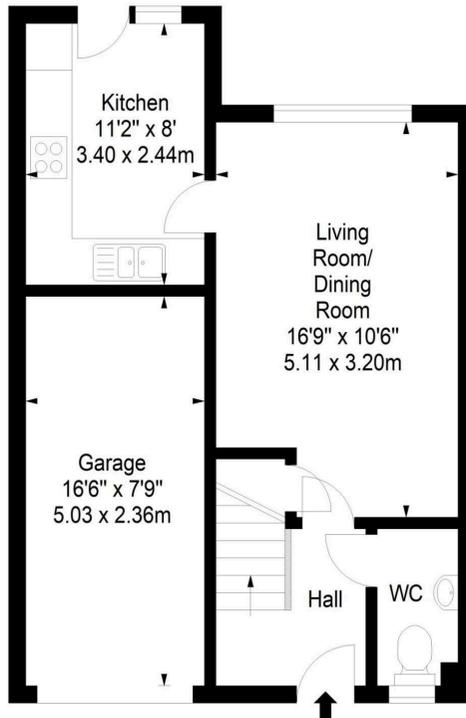
Garage

Approx. Gross Internal Area

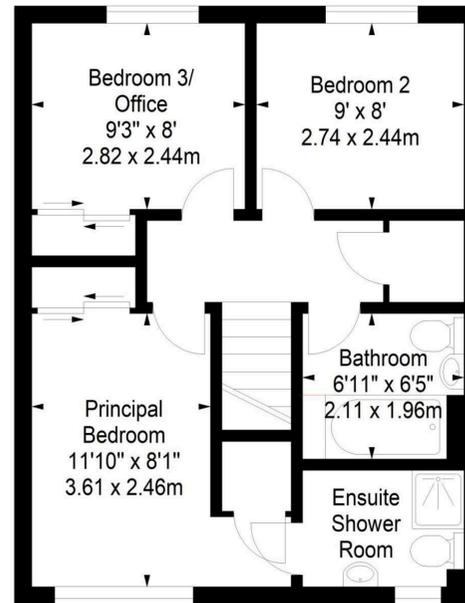
130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



1 Inverleith Terrace

Edinburgh

EH3 5NS

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F: 0131 557 6561

[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

