










Fixed Price

**£350,000**

## 6 Mossend Drive

West Calder | West Lothian | EH55 8QG

Set within a popular modern development in West Calder, this immaculately presented four bedroom detached villa offers generous accommodation ideally suited to modern family living. The property provides bright, well proportioned rooms throughout and enjoys a pleasant setting within easy reach of local amenities, schooling, green spaces and transport links including West Calder railway station.

-  1 public room
-  4 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band - E



## Description

Downstairs briefly comprises of a welcoming entrance hallway, an impressive dual aspect lounge/dining room with patio doors to the garden, a stylish breakfasting kitchen with a range of wall and base units with wooden worktops and understairs storage, a useful utility room also with garden access, and a handy WC.

The first floor has four double bedrooms all with built in wardrobes and the principal also having an en-suite shower room, and a family bathroom with a crisp white suite, heated towel rail and shower over the bath. Further benefits include gas central heating, double glazing and solar panels with battery and inverter.



## Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer.

## Gardens and Parking

A neat front lawn welcomes you to the property, whilst to the rear lies a fully enclosed garden designed for ease of maintenance, featuring astroturf and a generous patio area. This attractive outdoor space is ideal for dining and entertaining during the warmer months, whilst also offering a safe and secure place for children and pets to play.

There is an integral garage with power and light, a double driveway providing convenient off street parking, and an EV charging point.

## Factoring

The common grounds around the development are maintained by Scottish Woodland Trust at a cost of approximately £165 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





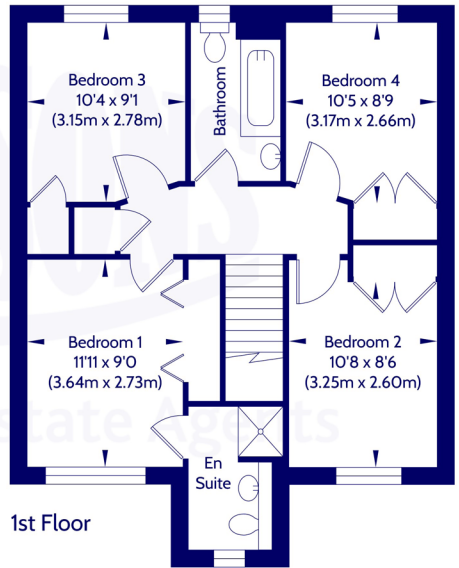
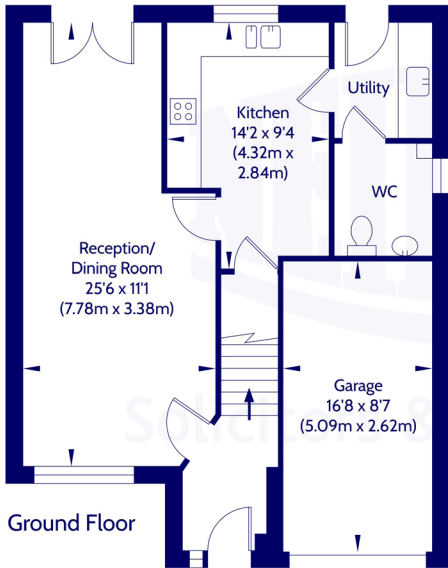
## Location

The West Lothian town of West Calder offers a range of everyday amenities including local shops, cafes and services, and schooling is available at both primary and secondary level. There is a fantastic selection of retail and leisure facilities in nearby Livingston including The Centre. The town benefits from a railway station providing regular services to both Edinburgh and Glasgow, while the surrounding road network offers convenient commuting links across the central belt. Outdoor enthusiasts will appreciate the nearby countryside and nature reserves, which provide opportunities for walking, cycling, and exploring scenic trails, while local parks and recreational spaces cater to families and community activities.





Approx. Gross Internal Floor Area 107 Sq M / 1154 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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