



REMAX
Property

46 Comitis Road, West Calder, EH55 8FX



A beautifully presented two bedroom mid-terrace home, forming part of a sought-after modern development in West Calder. Built just three years ago and finished to an exceptional standard throughout, this contemporary home has been thoughtfully enhanced with stylish upgrades. Boasting a generous south facing rear garden with an open outlook across surrounding fields, this move-in ready property is perfectly suited to first time buyers, young families, professionals and those looking to downsize.

Jennifer Robertson and RE/MAX Property are delighted to bring to the market this exceptional home, offering modern living in a desirable West Calder location.

The home report can be downloaded from the RE/MAX website.

Freehold property.

Council Tax Band C

Factor Fees – Taylor Martin, no deposit, £37.62 every 3 months

West Calder offers the perfect balance of village charm and everyday convenience. The town provides a range of local amenities, including cafe's, independent shops and schools. While excellent transport links make commuting straightforward. Both West Calder and nearby Livingston offer rail connections to Edinburgh and Glasgow, with easy access to the M8 motorway placing Scotland's major cities within comfortable reach. Surrounded by beautiful countryside, scenic walking routes and green open spaces, the area is ideal for those seeking a relaxed lifestyle without sacrificing connectivity

Lounge

12' 10" x 13' 5" (3.90m x 4.10m)

Upon entering, you're welcomed into a stylish and spacious lounge that immediately sets the tone for the rest of the home. Flooded with natural light from the large front facing window, this beautifully presented room features a modern neutral colour palette, plush carpeting and generous proportions, offering plenty of space for both relaxing and entertaining.

Kitchen/Diner

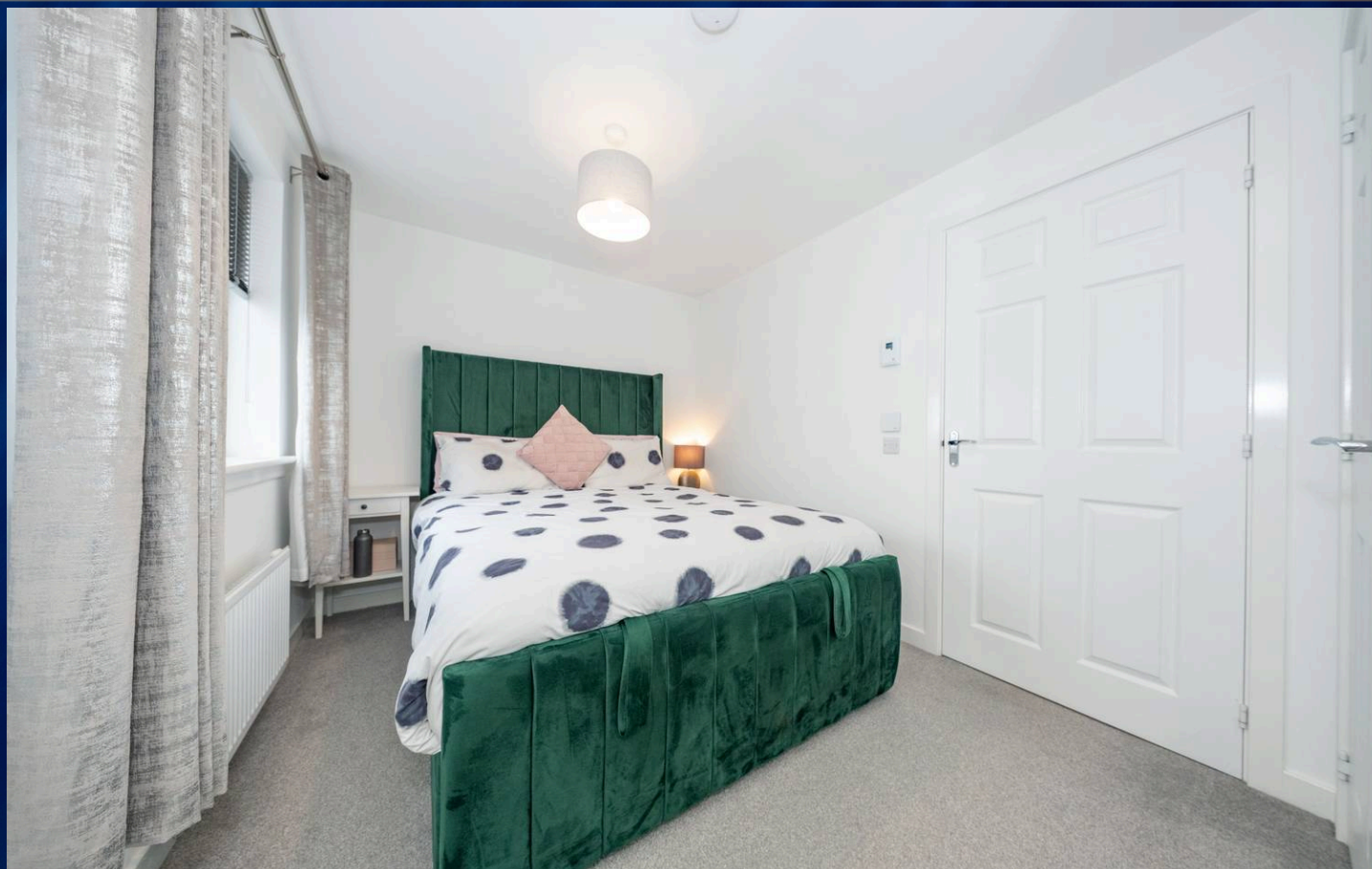
9' 9" x 9' 6" (2.96m x 2.89m)

The contemporary kitchen has been thoughtfully enhanced to maximise both storage and functionality. Featuring elegant forest green shaker style cabinetry, complemented by white marble-effect worktops, brushed brass effect handles and stylish herringbone flooring, the space offers a modern yet timeless finish. Integrated appliances include a gas hob, electric oven and stainless steel extractor hood. A bespoke breakfast bar has been thoughtfully added, creating additional storage and preparation space while offering a practical area for casual dining. A rear-facing window and glazed door flood the room with natural light and provide direct access to the garden.

Primary Bedroom

11' 6" x 8' 2" (3.50m x 2.50m)

The spacious primary bedroom offers a bright and relaxing sanctuary, finished in a contemporary neutral colour palette with plush carpeting. A large window fills the room with natural light, while fitted mirrored wardrobes provide generous built-in storage and create a wonderful sense of space. The room comfortably accommodates a large bed and bedside furniture and is further complemented by an additional built-in storage cupboard, adding valuable practicality.





Second Bedroom

11' 7" x 7' 3" (3.54m x 2.21m)

The generously proportioned second bedroom offers a bright and versatile living space, finished in fresh neutral tones with plush carpeting. A large rear-facing window floods the room with natural light, while fitted mirrored wardrobes provide ample storage and create a wonderful sense of space. Equally suited as a double bedroom, nursery, guest room or home office, this room adapts effortlessly to a variety of lifestyles.

Family Bathroom

6' 3" x 6' 4" (1.90m x 1.93m)

The contemporary family bathroom has been beautifully finished, featuring a modern three-piece white suite comprising a bath with overhead shower and glazed shower screen, pedestal wash hand basin and WC. Elegant grey marble-effect wall tiling, stylish herringbone effect flooring and upgraded chrome heated towel rail complete the space, offering both style and practicality.

Downstairs WC/Utility

9' 9" x 3' 7" (2.97m x 1.10m)

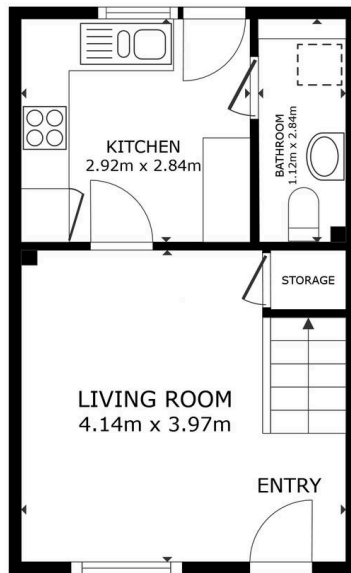
Beautifully presented in a contemporary style, the ground floor WC features a modern two-piece suite and has been thoughtfully designed to incorporate a dedicated utility area. Complete with plumbing for a washing machine, additional storage and stylish herringbone effect flooring, this multifunctional space offers both convenience and practicality for everyday living.

Hallway

6' 11" x 3' 7" (2.10m x 1.10m)

The carpeted staircase, complete with contemporary white balustrades, leads to a bright first floor landing finished in neutral tones. Offering access to both well-proportioned bedrooms and the family bathroom.

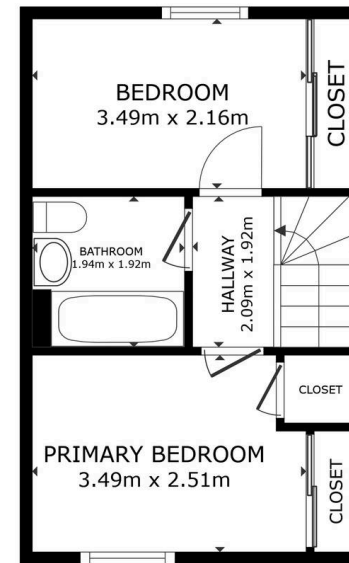




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 28.6 m² FLOOR 2 28.1 m²
 TOTAL: 56.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 28.6 m² FLOOR 2 28.1 m²
 TOTAL: 56.6 m²

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.