RE/MAX PROPERTY



56 Westmuir Road, West Calder, EH55 8EX



Ideally suited to first time buyers, couples and growing families, this fantastic three bedroom home in West Calder offers comfortable and well maintained accommodation, complemented by flexible living space perfect for modern lifestyles, including those working from home. Externally, the property boasts a generous garden, a double driveway and a garage, while its convenient location places a range of local amenities within easy walking distance.
Lorna MacDonald and REMAX Property are delighted to bring this superb family home to the market.
West Calder is a small village in West Lothian, with good local amenities including eateries, shopping, recreational activities and well positioned to take advantage of nurseries, primary and secondary schooling. The area has convenient transport links, including a train station, connecting you to Edinburgh and Glasgow, and road networks A71 and M8. Within easy reach of Livingston Centre, which provides further restaurants, bars, sporting facilities and a selection of supermarkets.

Front Garden
The attractive front approach features a maintained lawn, with a combination of paved and monoblock driveway providing parking for two vehicles and leading to the front entrance and garage. Mature hedging and established trees border the garden, creating a sense of privacy while beautifully framing the property.
Entrance Hallway
The welcoming entrance hallway is accessed via a glazed upvc front door and immediately sets the tone for the accommodation beyond. Finished with painted walls and stylish wood effect laminate flooring, the space offers a modern and appealing first impression. A useful under stair cupboard provides convenient storage, while a ceiling light, power point and radiator complete this practical yet attractive entrance space.
Lounge
4.014m x 3.446m (13'02" x 11'03")
This bright and inviting room is decorated in a fresh, contemporary style, featuring a combination of white and grey painted walls, with an attractive feature papered wall and carpet flooring. A generous front facing window allows an abundance of natural light to flood the space, creating a lovely bright and airy feel. A ceiling light, power points and radiator, ensure both comfort and practicality.
Kitchen Diner
2.560m x 4.838m (8'04" x 15'10")
This well appointed kitchen diner offers an excellent balance of contemporary design and everyday practicality. The kitchen is fitted with a range of sleek wall and base units in modern grey frontages, complemented by contrasting black worktops and a coordinating grey splashback. Grey toned walls and laminate flooring create a cohesive, contemporary finish throughout.
Well equipped for modern living, the kitchen benefits from an integrated under counter oven and four ring electric hob, with additional space for a washing machine and an American style fridge freezer. A contemporary grey sink with mixer tap is perfectly positioned beneath a rear facing window.
The room enjoys excellent natural light, with two rear facing windows and a half glazed upvc door overlooking the garden. Two ceiling lights provide illumination, while ample space for a dining table makes this a fantastic setting for both everyday family dining and entertaining. Power points and a radiator finish this space.
Stairs and Landing
The staircase and upper landing continue the home's fresh and welcoming décor, featuring carpet flooring and light green painted walls. A side facing window allows natural light to brighten the space, creating an airy feel. Further benefits include a useful storage cupboard, attic access hatch, ceiling light, smoke detector and power point, adding to the practicality of the landing.
Primary Bedroom
3.409m x 3.530m (11'02" x 11'07")
This charming room features white and grey painted walls and cosy carpeted flooring. A large front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.
Bedroom Two
3.234m x 3.294m (10'07" x 10'09")
This great second double bedroom is tastefully finished with white painted walls and carpeted flooring, creating a warm and inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. The room is finished with power points and a radiator.

Bedroom Three
1.895m x 1.894m (6'02" x 6'02")
The third bedroom offers a versatile space, equally suited to use as a bedroom, home office or study. The room features wallpapered walls and laminate flooring, creating a comfortable environment. A front facing window allows plenty of natural light to fill the space, while a useful built in cupboard over the stairs provides additional storage. A ceiling light, power points and radiator complete the room.



Shower Room
1.657m x 2.075m (5'05" x 6'09")
The contemporary shower room has been thoughtfully finished with practicality in mind. Grey tiled flooring is complemented by low maintenance, light grey wet wall panelling, creating a fresh and modern finish. A rear facing window allows natural light to fill the space, further enhanced by a ceiling light.
The suite comprises a generous shower enclosure with a mains waterfall shower and additional handheld shower, alongside a wash hand basin and close coupled toilet. A chrome towel radiator adds the finishing touch to this space.

Garage
7.055m x 2.884m (23'01" x 9'05")
The garage benefits from an up and over front door, along with french doors to the rear providing convenient access directly to the garden. Complete with power points and ceiling lighting, this versatile space offers excellent potential for secure parking, additional storage or use as a workshop.



Rear Garden
The generous rear garden offers an excellent combination of outdoor space and practicality. A maintained lawn is complemented by a monoblock patio area, conveniently accessed directly from the kitchen and providing the perfect setting for outdoor dining, relaxing and entertaining.
Fully enclosed by fencing, the garden offers a good degree of privacy and security. Paved steps lead up to the upper section of the garden, making the most of the available space. Whether enjoying a quiet afternoon outdoors or entertaining family and friends, this attractive garden provides a wonderful extension of the home's living accommodation.

Additional Items
All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.
All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



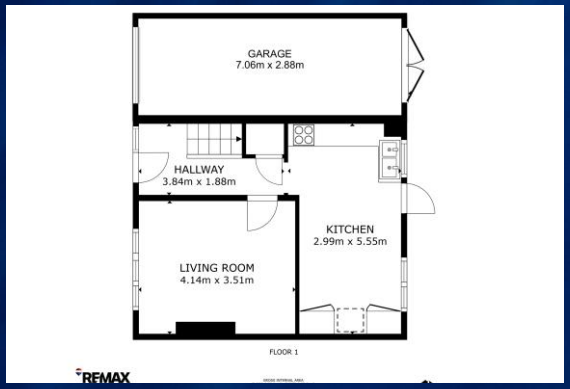
VIEWING
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS.Telephone 01506 418555 Fax 01506 418899.

INTEREST
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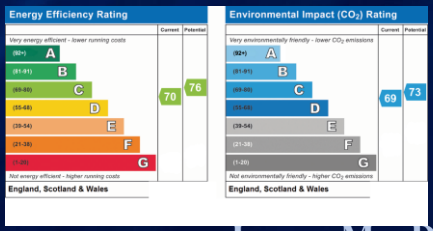


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