



32 Burngrange Cottages, EH55 8EP

West Calder -







TWO DOUBLE BEDROOMS. YOUR OWN FRONT DOOR. WEST CALDER MAIN STREET ON YOUR DOORSTEP.

If you're looking for a first home that feels easy from day one, or a clever investment in a well-connected town location, this spacious upper main door apartment is well worth a look.

Chain free, ready to go and neutrally presented throughout, the property offers generously proportioned accommodation, an upgraded kitchen and bathroom, gas central heating and double glazing. Best of all, West Calder Main Street is right on your doorstep, putting the town's shops, cafes, amenities and everyday conveniences within easy reach.

Step inside and the sense of space is immediately apparent.

The front-facing lounge is a bright and welcoming room, with plenty of space to create a comfortable place to relax and unwind. The neutral decor and carpet give the room a fresh, easy-to-live-with feel, while the generous proportions leave plenty of flexibility for your furniture and own style. From here, there is access through to the second bedroom and kitchen.

The kitchen has been upgraded and finished with stylish grey high-gloss units, creating a contemporary and practical space. There is room for a free-standing cooker, washing machine and fridge, while plank-effect vinyl flooring adds a modern and hardwearing finish.

Bedroom two is a sizeable double with fresh neutral decor, carpet and plenty of space for free-standing bedroom furniture. It would also make an ideal guest room, home office or flexible second living space depending on your needs.

Bedroom one is accessed from the hallway and is another generous double. Fresh neutral decor, carpet and built-in storage make this a comfortable and practical principal bedroom, with the built-in store providing useful space for keeping everything neatly tucked away.

The hallway itself offers further storage, giving you somewhere handy to keep those everyday belongings out of sight and helping the apartment maintain its uncluttered feel.

The upgraded bathroom features a white three-piece suite with shower over the bath, complemented by contemporary grey wet-wall panels for a fresh, modern finish.

Outside, there is a rear garden area laid to lawn, providing useful outdoor space and a pleasant spot to enjoy a little fresh air.

With its spacious rooms, two double bedrooms, modern upgrades and enviable position just off West Calder Main Street, this is a property that offers a wonderfully straightforward way of living.

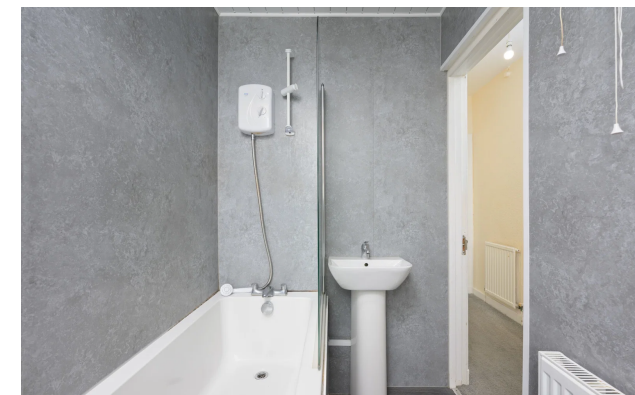
Whether you're buying your first home, looking for somewhere ready to move straight into, or searching for a property with investment potential, this one makes sense.



32 Burngrange Cottages, West Calder, EH55 8EP

Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

