



1 Learmonth Crescent, West Calder



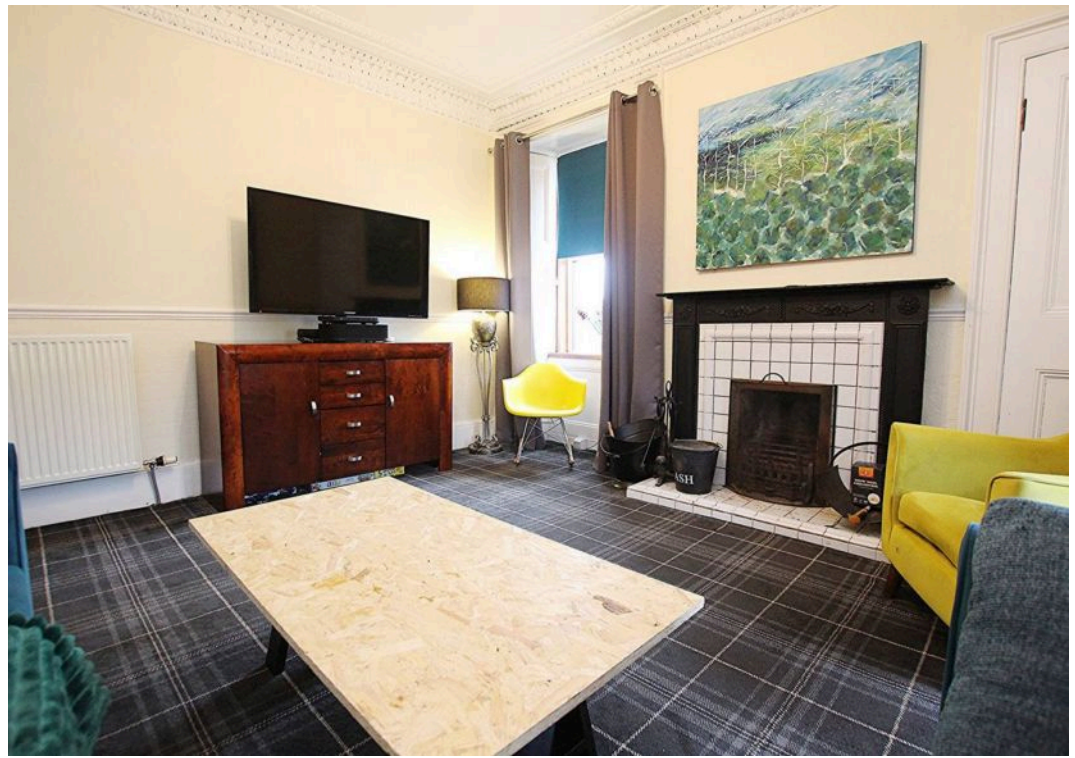
1 Learmonth Crescent

Niall McCabe & RE/MAX Select Bathgate are delighted to introduce to the market this exceptional and exquisitely refurbished four-bedroom Arts & Crafts cottage, set within the heart of West Calder. The residence offers an abundance of refined living spaces, versatile bedroom accommodation, beautifully appointed bathrooms, and occupies an enviable wrap-around plot. A truly aspirational home, seamlessly blending timeless character with considered contemporary design.

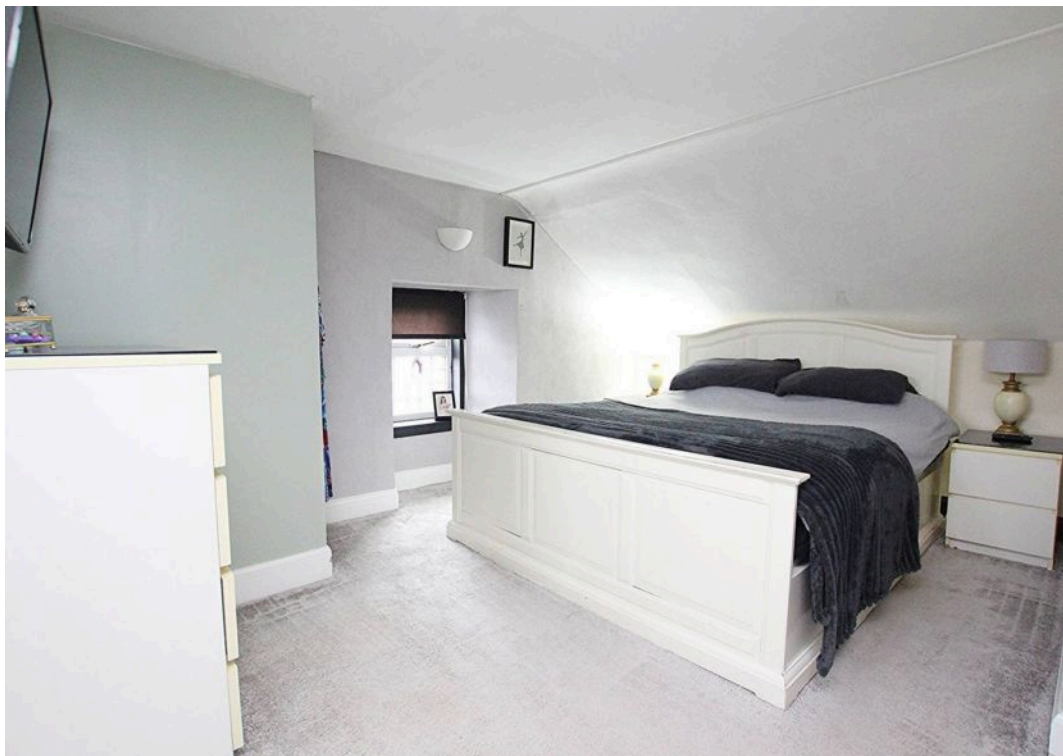
The formal lounge is dual aspect and positioned to the front of the property, showcasing bespoke styling, an elegant fireplace, an abundance of natural light, and exquisite cornicing – an inviting space for refined relaxation. To the rear, the designer-inspired kitchen is finished in striking emerald green with contrasting flooring, creating a true chef's haven with generous space for a full range of appliances, including a Range cooker. Adjoining this is a beautifully appointed sitting or dining room, offering flexibility to suit your family's lifestyle and highlighting the home's versatility. Nearby, a study or additional reception room is perfectly complemented by a charming fireplace. This level also benefits from an impressively spacious front-facing bedroom, while completing the ground floor is a stunning four-piece family bathroom.

On the upper level are three further generous double bedrooms alongside a truly breath-taking bathroom. The principal suite has been styled to perfection, offering a seamless blend of period charm and contemporary finish, featuring dual windows, plush carpeting, and the added luxury of a private two-piece W.C. The remaining two bedrooms are well-proportioned doubles and offer flexible use to suit the purchaser's needs. A sleek, designer-inspired shower room completes this floor, perfectly aligned with the home's exceptional and cohesive aesthetic.

Externally, the property sits centrally within its impressive wrap-around plot. To the front, a generous multi-vehicle driveway provides excellent off-street parking and has been thoughtfully designed for low maintenance, featuring attractive chipped areas and established planting. To the rear, a variety of inviting outdoor spaces await, including a superb decked terrace, a chipped seating area, and immaculate Astroturf – creating a private haven in the heart of the village. Completing the grounds is a superb outbuilding, currently configured as a bar, yet offering exceptional versatility for a range of uses.









REMAX SELECT – *By Niall McCabe*

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