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Solicitors and Estate Agents

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CHAPELTON DRIVE
POLBETH, WEST CALDER, EH55 8SE



OFFERS OVER £118,000

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CHAPELTON DRIVE POLBETH, WEST CALDER, EH55 8SE

Ideal for a first time buyer or investor, this spacious ground floor flat has recently been upgraded and is in move-in condition. It benefits from a driveway to the front and gardens to the front and rear.

The property is accessed via a uPVC door with glazed panels which leads to the hall with all rooms off.

The bright living room / dining room has ample space for freestanding furniture and twin windows to the front, overlooking the garden.

The kitchen is to the rear and is fitted with a range of wall and base units (2026) with stainless steel sink and drainer, co-ordinating worksurfaces and wet-wall panelling to splashback. Cupboard housing boiler. Window and door to rear garden.

Bedroom 1 is located to the rear of the property and has ample space for freestanding furniture and a built-in wardrobe. Twin windows to the rear.

The second double bedroom is to the front of the property with a built-in wardrobe. Window to front.

The third bedroom is to the front of the property with a built-in wardrobe. Window to front.

The wet-wall panelled bathroom (2026) is fitted with a wash hand basin, WC and bath with wall-mounted Mira Sprint shower and glazed screen. Window to rear.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
3 bedrooms
Bathroom

Gas central heating with new radiators (2025), double glazing

EXTRAS

All fitted carpets, floor coverings and blinds are included in the sale.

GARDEN

There are gardens to the front and rear of the property. The garden to the front is laid to lawn with a tree. The garden to the rear is laid to lawn.





DRIVEWAY

There is a monobloc driveway with gates to the front of the property providing off-street parking.

SITUATION

The property is within easy reach of local shops, nursery and primary schooling as well as West Calder High School.

The town of Livingston is a short drive away and provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: A

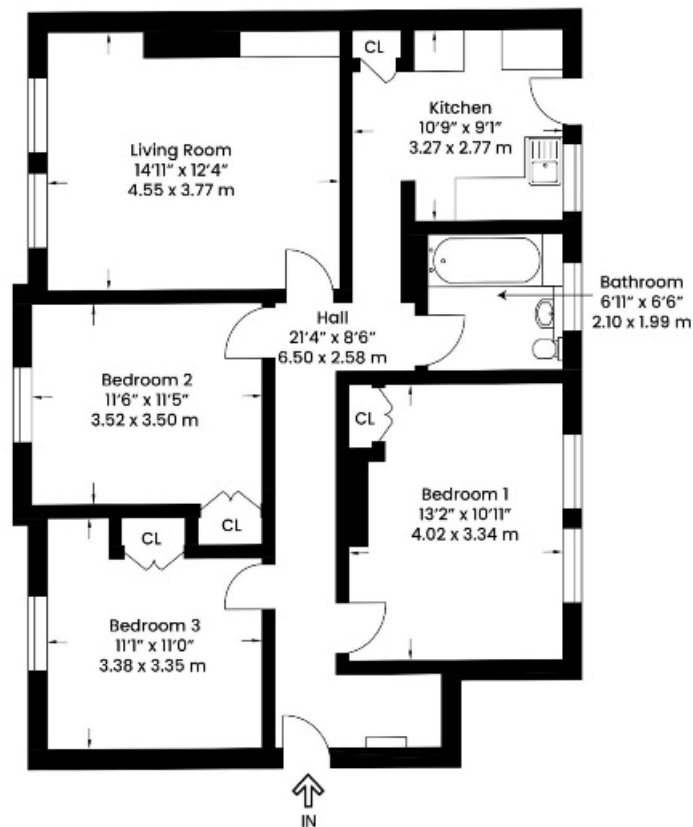
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:D



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (10/10/22)
vistaBee 2329

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We can open doors for you

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