



12 Comitis Road, West Calder

Offers Over £190,000



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West Calder

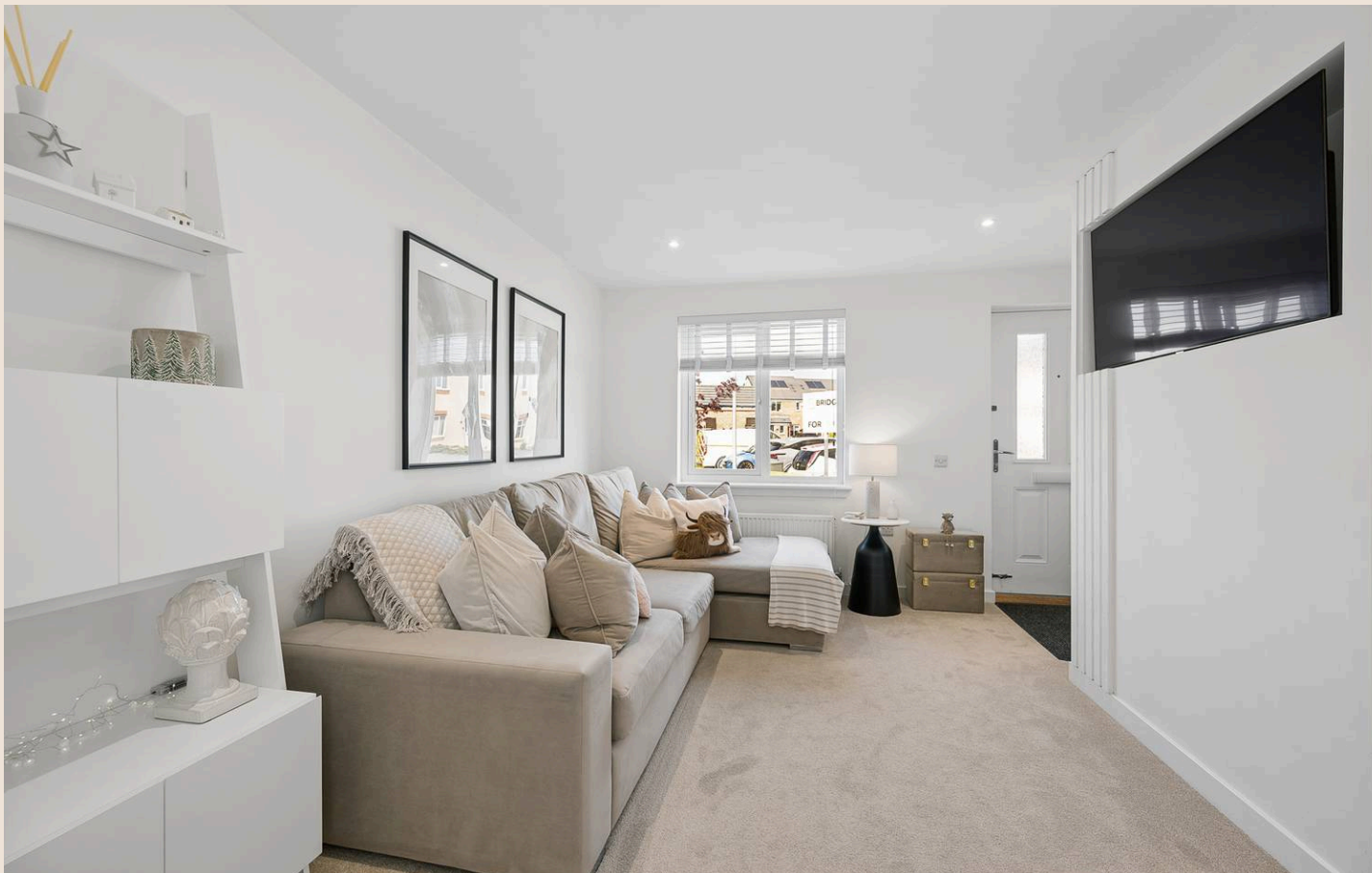
Welcome to Comitis Road, West Calder, a beautifully presented two bedroom mid terrace home finished to an exceptional standard throughout. Offering true show home condition, a west facing suntrap garden, and stylish interiors, this is an ideal opportunity for first time buyers, downsizers or commuters looking for a move in ready property in a highly convenient location and chain Free.

Upon entering, you are welcomed into a bright entrance hallway. Positioned to the right hand side is the lounge, a warm and inviting living space featuring a bespoke media wall, generous under stair storage, and ample room for two large sofas and additional furnishings. The room has been thoughtfully styled to create a cosy yet modern atmosphere, perfect for both relaxing and entertaining.

To the rear of the property is the contemporary kitchen and dining area. Fitted with white gloss cabinetry and chrome fittings, the kitchen includes integrated appliances such as a fridge freezer, dishwasher, oven and a four point gas cooker. There is also space for dining for two to four people, making this an ideal everyday family space.

Conveniently located just off the kitchen is the downstairs WC and utility area, providing additional practicality with space for white goods and splashback tiling around the sink area.

Upstairs, the property continues to impress with two well proportioned bedrooms. The principal bedroom, located to the front of the home, comfortably accommodates a king size bed with bedside cabinets and benefits from a versatile alcove space ideal for a fitted wardrobe, dressing table or home working setup. This room also features a useful linen cupboard for additional storage.



Bedroom two, positioned to the rear, can comfortably accommodate a double bed with bedside cabinets and benefits from a large fitted wardrobe. Currently utilised as a home office, this room offers excellent flexibility depending on lifestyle needs.

The main family bathroom is beautifully finished with full tiling, a made to measure mirror, and a modern three piece suite comprising a bathtub with overhead shower.

Externally, the property boasts a fantastic west facing rear garden which enjoys sunlight throughout the afternoon and evening. The garden is private, not overlooked and provides an excellent outdoor space for relaxing or hosting during the warmer months. The property also benefits from an allocated parking space located to the side of the home.

Comitis Road is ideally situated within the popular village of West Calder, offering a fantastic blend of convenience and community living. West Calder train station is within walking distance, providing excellent transport links to both Edinburgh and Glasgow. The property is also close to West Calder Medical Practice, local convenience shops, cafés and everyday amenities, while nearby Livingston offers an even wider range of shopping, dining and leisure facilities.

A stunning home in true move in condition, early viewing is highly recommended.

Home Report Value- £195,000

EPC - B

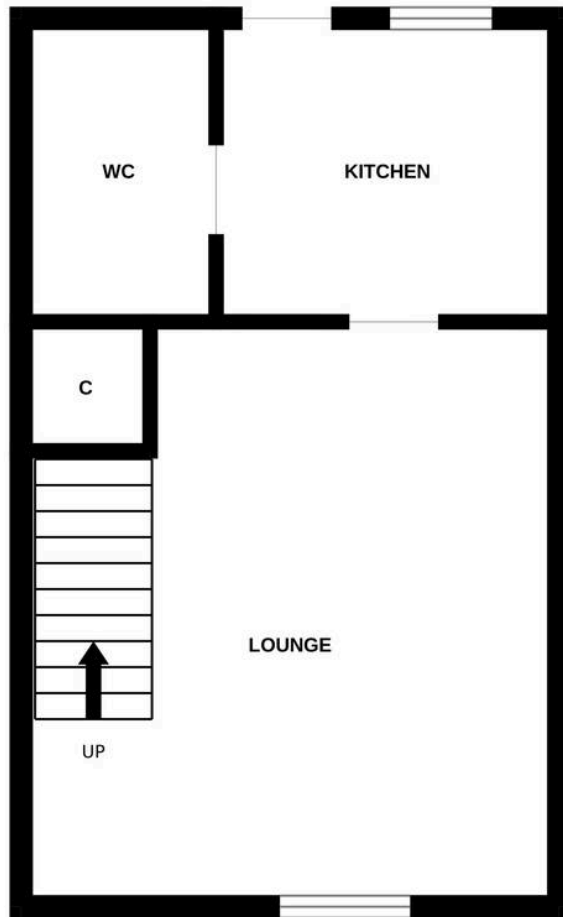
Council Tax Band - C

Square Ft- 603/ 56m²

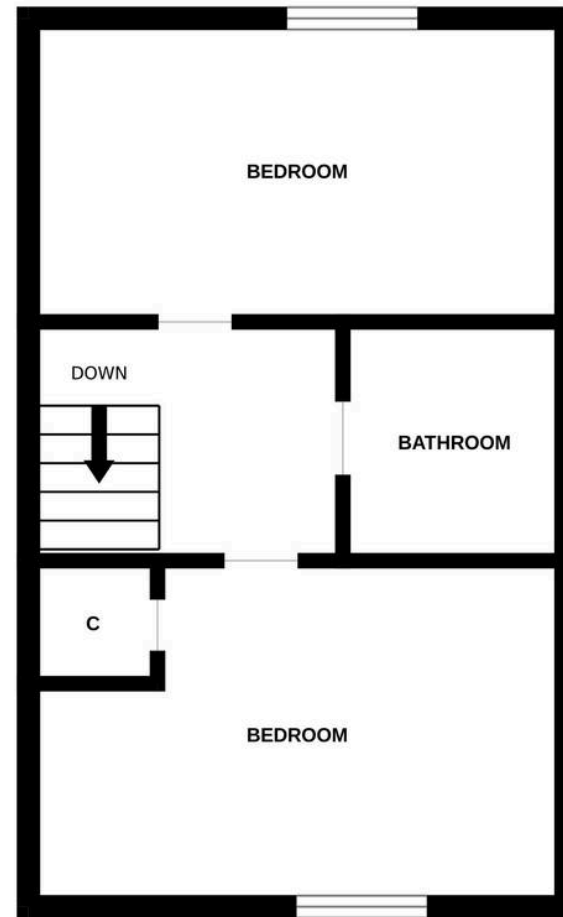




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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