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Hartwood Road, West Calder, EH55 8DG

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# 32

## Hartwood Road, West Calder



Situated in a residential street in the popular village of West Calder, this five-bedroom detached home with its versatile bright layout, front and rear gardens and off-street parking offers superb potential to create an enviable family home.

The generously proportioned ground floor features a living room with front garden views; a versatile dining/family room and a breakfasting kitchen with conservatory access. Completing the ground floor is a shower room and double bedroom. On the first floor there are four additional double bedrooms, each with built-in wardrobes, and a stylish contemporary family bathroom.

With a garage, gated driveway and carport, and near to an array of amenities including the primary school, Hartwood Road presents an excellent opportunity for growing or established families.

### *What's special about this house*

- Detached five-bedroom home with a versatile layout, front and rear gardens, and off-street parking. Offers superb potential to create a family home.
- Spacious living room overlooking the front garden and boasting a large picture window ensuring an abundance of natural light. With carpeting and a fireplace it is warm and inviting.
- South-west-facing dining/family room leading conveniently into the kitchen. Cosy and versatile it further enhances the property's living space.
- Breakfasting kitchen showcasing ample wall and floor units, worktop space and an integrated gas hob, grill, and oven. It also benefits from a built-in cupboard.
- Well-appointed conservatory ideal for relaxation and garden enjoyment year-round.
- Beautifully kept front and rear gardens each featuring a neatly manicured lawn and established borders. The south-east-facing rear garden also benefits from a paved seating and dining area ideal for entertaining.
- Gated driveway, garage, and carport.
- Within walking distance of local amenities, transport links, schooling, and green space.



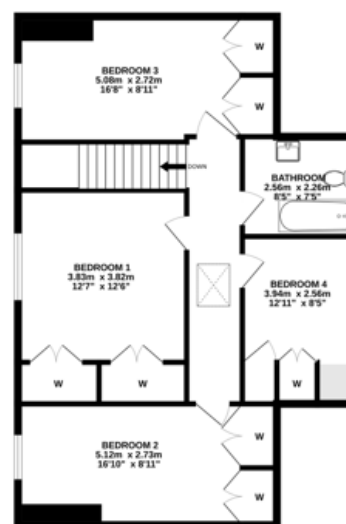
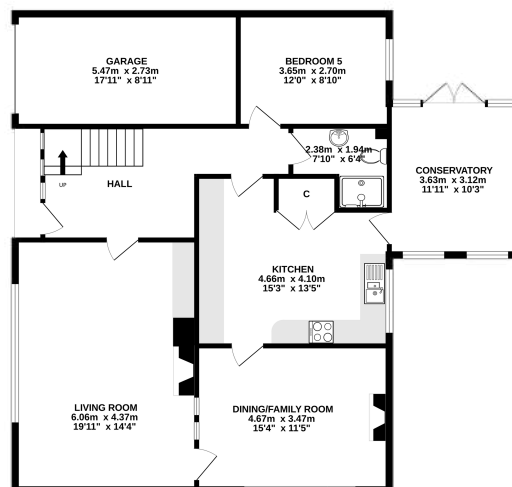
## Location and Amenities

- Walking distance to Parkhead Primary School and close to West Calder High School.
- West Calder has a selection of convenience stores, a pharmacy, a post office, a medical centre, and bustling pubs and eateries.
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (19 miles) and Glasgow (31 miles); the M9 is a short drive away.
- West Calder Train Station with regular and swift links to Edinburgh and Glasgow is a ten-minute walk.
- Edinburgh International Airport is 13.7 miles away.
- Close to family-friendly recreational activities such as Five Sisters Zoo, Harburn Golf Club, and Deer Park Golf and Country Club.

### Extras

*All floor coverings, light fittings, blinds, curtains (except lounge and dining room), oven/hob, dishwasher, washing machine, fridge, garden hut, two greenhouses and car port are included*

Home Report valuation	£400,000
Internal floor area	170m <sup>2</sup>
School catchment	Parkhead Primary School West Calder High School
Council tax band	F
EPC rating	C
Train station	West Calder



### Dimensions

#### Ground Floor

Living Room	6.06 x 4.37m
Dining/Family Room	4.67 x 3.47m
Kitchen	4.66 x 4.10m
Conservatory	3.63 x 3.12m
Bedroom 5	3.65 x 2.70m
Shower Room	2.38 x 1.94m
Garage	5.47 x 2.73m

#### First Floor

Bedroom 1	3.83 x 3.82m
Bedroom 2	5.12 x 2.73m
Bedroom 3	5.08 x 2.72m
Bedroom 4	3.94 x 2.56m
Bathroom	2.56 x 2.26m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Ava Steele  
Property Manager