

4 Mossend Place

WEST CALDER, WEST LOTHIAN, EH55 8US



Four-bed detached home with garage, large driveway and generous garden, perfect, walk-in, family home



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McEwan Fraser Legal is delighted to present Mossend Place to the market. Number 4 is beautifully presented and finished to an exceptional standard throughout. This outstanding 4 bedroom detached home extends to over 120m² and has been thoughtfully enhanced by the current owners to create a home that is ready to be enjoyed from day one. Combining stylish contemporary finishes with practical family living, it offers buyers the opportunity to simply unpack, settle in and make themselves at home.

A bright and welcoming entrance hallway immediately creates an excellent first impression, where newly laid solid oak flooring flows seamlessly into the lounge. Crisp, neutral décor and quality finishes establish a consistent sense of style that continues throughout the home, reflecting the care and investment that has gone into every improvement.

THE LIVING ROOM



The living room is a wonderfully spacious reception room, bathed in natural light and offering ample space for both everyday living and entertaining. Contemporary vertical radiators complement the elegant décor, while a generous understairs cupboard provides excellent storage without compromising the room's clean, uncluttered appearance.

THE KITCHEN/DINER



Undoubtedly the heart of the home, the impressive dining kitchen has been beautifully designed with sleek contemporary cabinetry, generous worktop space and tiled flooring. There is ample room for family dining, while French doors open directly onto the garden, allowing natural light to flood the room and creating a wonderful space for both everyday life and entertaining.

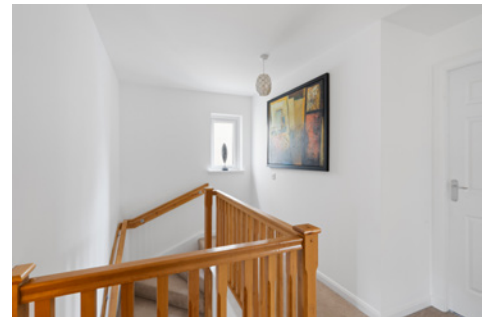


THE UTILITY & WC



The adjoining utility room continues the same high standard of finish, benefitting from newly fitted cabinetry, including a dedicated shoe cupboard, tiled flooring and contemporary vertical radiators. Completing the ground floor is a beautifully appointed WC, enhanced with decorative wet wall panelling, an LED illuminated mirror, heated towel rail and stylish modern fittings.





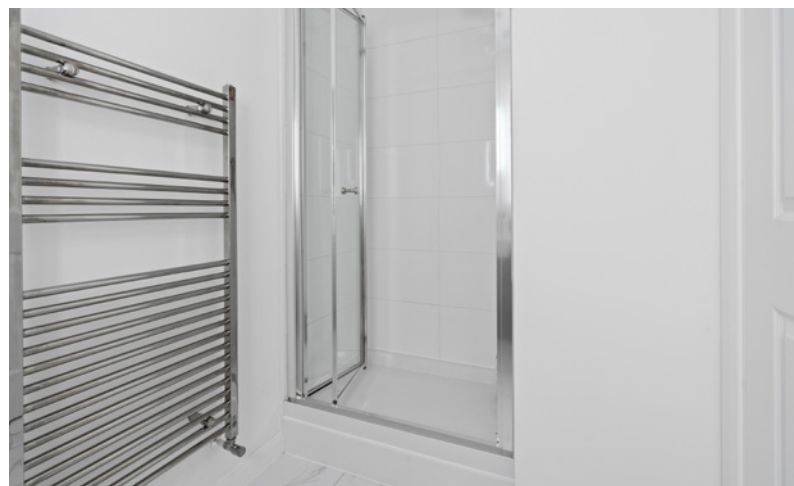
The quality continues upstairs where the principal bedroom provides a generous and peaceful retreat, complete with fitted wardrobes and a beautifully upgraded en-suite. Finished with contemporary flooring, an LED illuminated vanity mirror, heated towel rail and stylish modern fittings, it offers a luxurious space to begin and end each day. Three further well-proportioned bedrooms provide flexible accommodation for growing families, guests or those working from home, each presented to the same exceptional standard found throughout the property.

Serving the remaining bedrooms, the beautifully appointed family bathroom has also been upgraded and features both a separate bath and walk-in shower, creating a versatile space suited to every stage of family life. Contemporary flooring, an LED illuminated vanity mirror and heated towel rail continue the home's cohesive finish, while a separate WC adds further practicality for busy households.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



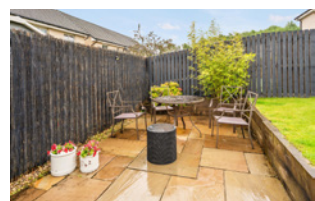
BEDROOM 4



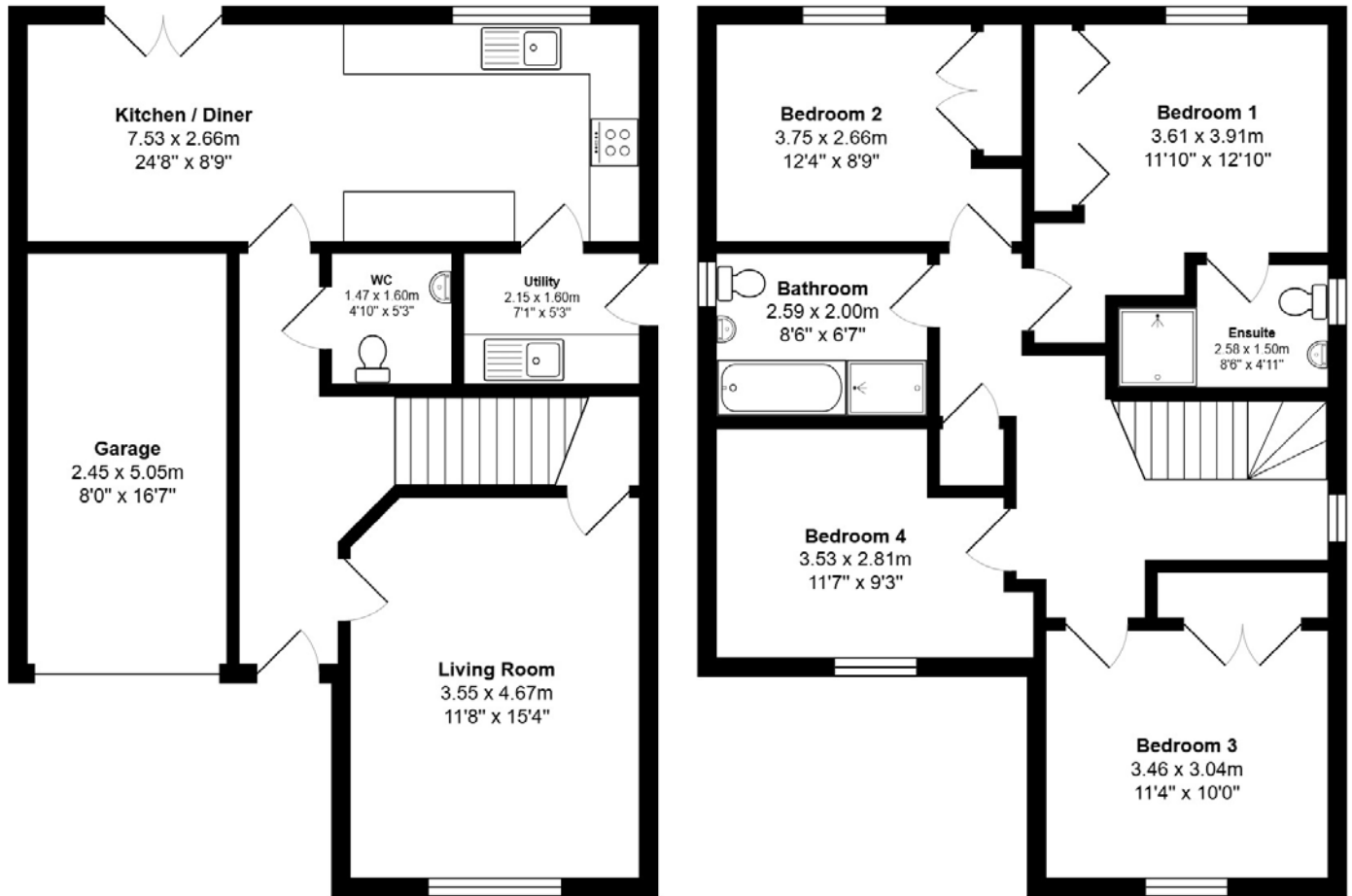
Externally, the enclosed rear garden provides an excellent balance of lawn and patio, creating a fantastic setting for children to play, outdoor entertaining or simply relaxing during the warmer months. To the front, a generous monoblock driveway leads to the garage, providing excellent off-street parking and additional storage.

Finished to an exceptional standard and meticulously maintained throughout, this is a home where all the hard work has already been done, allowing its next owners to move straight in and enjoy everything it has to offer.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 121m² | EPC Rating: B



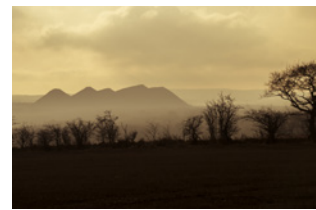
THE LOCATION

Mossend is one of West Calder's most desirable modern neighbourhoods, known for its peaceful residential feel and excellent access to everything the wider area has to offer. The development sits on the edge of the village, giving you the best of both worlds: a calm, family-friendly environment with green outlooks, while still being only minutes from local amenities, transport links and schools. West Calder itself provides a strong range of day-to-day conveniences. You'll find independent shops, cafés, takeaways, a pharmacy, local services and a well-used community hub all within easy reach. For larger shopping trips, Livingston is only a short drive away, offering major supermarkets, The Centre, the Designer Outlet and a wide choice of restaurants, leisure facilities and entertainment.

Commuting from Mossend is effortless. West Calder train station is close by, with regular direct services to Edinburgh and Glasgow. The A71 and M8 are easily accessible, making travel across the Central Belt smooth and straightforward. Frequent bus routes also operate throughout the area, connecting Mossend to neighbouring towns and key destinations.

Families are well supported, with popular primary and secondary schools nearby, along with nurseries and childcare facilities. Outdoor lovers will also appreciate the abundance of walking routes, cycle paths and open green spaces around West Calder, as well as attractions such as the Five Sisters Zoo and scenic woodland trails.

Altogether, Mossend offers a location that feels settled, modern and incredibly convenient. A place where you can enjoy a relaxed lifestyle without compromising on accessibility or amenities.



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