



**REMAX**  
Property

Parkhead Crescent, West Calder, EH55 8AX  
Offers Over £117,000



## Neutral, Classically Finished 3 Bedroom Upper Flat

A spacious, freshly decorated three bedroom upper apartment, set within the well-connected village of West Calder. Ideally situated close to local amenities, including main street shops and West Calder train station, the property also benefits from generous private outdoor space to both the front and rear. This bright and well - proportioned home is an ideal choice for first time buyers, couples, or investors alike.

Jennifer Robertson and REMAX Property are delighted to bring to the market this property in Parkhead Crescent, a fantastic opportunity in the desirable area of West Calder.

This sought after location offers a wide range of local amenities, making it ideal for families and commuters. The Property is within walking distance of the local train station, shops and restaurants. West Calder retains a traditional village feel while offering modern convenience, with access to schooling at all levels, countryside surroundings and historic character. Further amenities, including supermarkets, dining options, leisure facilities and retail options, can be found in nearby Livingston.

The home report can be downloaded from the REMAX website.

Freehold Property.

Council Tax Band: A.

EPC C.

West Calder is ideally positioned for commuting to both Edinburgh and Glasgow, offering the perfect balance of semi-rural charm and accessibility to larger town amenities.

### Entrance

13' 11" x 3' 3" (4.24m x 0.99m)

The inviting entrance staircase is accessed via a traditional timber door with glazed panel, allowing natural light to flow through, complemented by a upper window. The space is finished in fresh, neutral décor with cream walls, a deep grey carpet, and ceiling light.

### Hallway

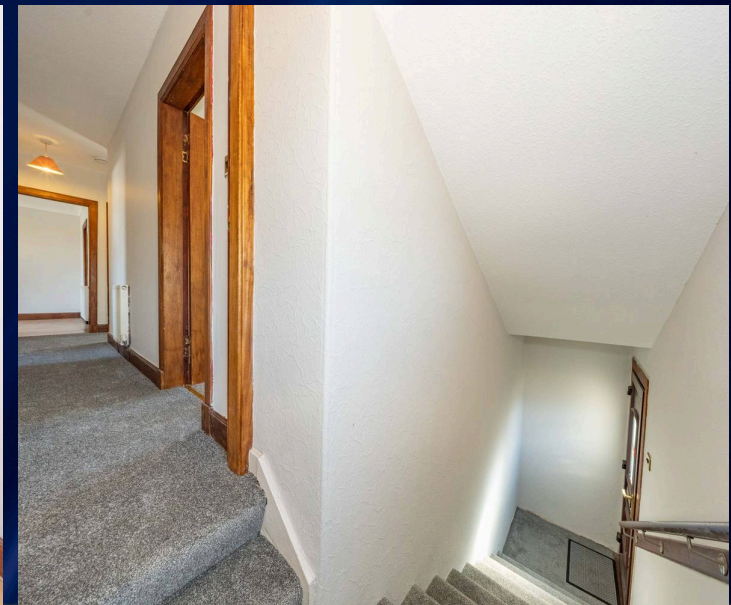
14' 11" x 2' 11" (4.54m x 0.88m)

The neutral décor continues with painted walls and grey carpet flooring. A shelved cupboard provides useful storage space. Additional features include a ceiling light, radiator, smoke detector, conveniently positioned light switches, and access to the attic offering potential additional storage.

### Lounge

15' 0" x 10' 11" (4.56m x 3.33m)

A bright and spacious lounge finished in neutral tones, featuring warm wood-effect flooring and timber finishes. A large front-facing window allows for an abundance of natural light to fill the room, while a focal fireplace with surround adds character. Glazed internal doors further enhance the flow of light throughout. The room is complete with a central light fitting, radiator, and well positioned power points.





### **Kitchen**

10' 5" x 9' 9" (3.18m x 2.98m)

The kitchen is bright, well proportion and fitted with a range of light wood wall and base units, complimented by contrasting worktops and tiled splashbacks. The space benefits from ample storage, an integrated cooking area with extractor hood, and built in oven and microwave. A large window provides excellent natural light, while the generous layout offers plenty of workspace. Finished with black tile - effect flooring and ample power points. Included in the sale are a selection of modern appliances: an integrated electric oven, four ring electric hob with extractor above. The sink area features a stainless steel sink with mixer tap. A central light, and conveniently placed power points complete this well- equipped kitchen.

### **Primary Bedroom**

13' 2" x 10' 2" (4.01m x 3.10m)

A fantastic double bedroom, decorated in neutral tones with cream walls and a grey carpet. A rear facing window allows an abundance of natural light to flood the space, enhanced by a ceiling light. Two built-in cupboards offer excellent storage, while a radiator and thoughtfully positioned power points complete this bright and versatile room.



### **Second Bedroom**

10' 10" x 9' 8" (3.31m x 2.95m)

This inviting second bedroom, continues in neutral tones with consistent flooring throughout. A front facing window fills the room with natural light, while a ceiling light provides additional illumination. The room is completed with a radiator for warmth and conveniently positioned power points for everyday use.



### Third Bedroom

10' 10" x 7' 2" (3.31m x 2.18m)

The third double bedroom, presented in neutral tones. A front facing window allows for excellent natural light, complimented by a ceiling light. The room further benefits from a radiator for warmth and conveniently positioned power points for everyday use.

### Bathroom

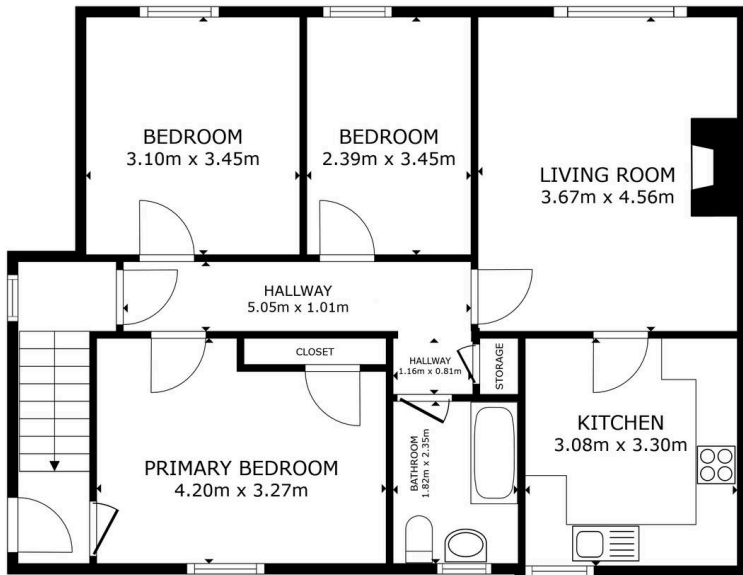
7' 4" x 5' 10" (2.24m x 1.77m)

A bright and well – presented bathroom fitted with a white suite, comprising a bath with overhead shower, glass screen, pedestal wash hand basin, and WC. The room is finished with tiled walls and contrasting dark floor tiles, with a window providing natural light and ventilation. This bright bathroom is finished with a central light, radiator and practical tiled ledge behind bath, ideal for toiletries.

### Rear Garden

The generous south facing, private rear garden is accessed via the shared pathway extending to the back of the property, passing beneath a metal archway, with a fence dividing the garden area. The garden is mainly laid to stone chips for ease of maintenance, offering a bright and open outdoor space. The garden is bordered by a mix of mature shrubs, hedging and timber fencing, creating a good degree of screening and greenery throughout. There is a paved patio area ideal for outdoor seating and entertaining, with space for potted plants adding a splash of colour. The plot enjoys a sunny aspect and offers excellent potential for further landscaping or personalisation.





FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 79.4 m<sup>2</sup>  
TOTAL : 79.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.