



39 Calderburn Road, Polbeth

Offers Over £185,000



39 Calderburn Road

Polbeth

This beautifully presented three bedroom semi detached home on Calderburn Road offers a fantastic blend of space, style and practicality, with a generous driveway to the front, well proportioned accommodation and an attractive enclosed rear garden.

Stepping inside, the entrance hallway immediately gives a feel for the home, with fresh neutral décor and the staircase rising to the upper level. To the right sits the lounge, a comfortable and characterful room with a large front facing window allowing plenty of natural light to fill the space. A statement dark feature fireplace creates a strong focal point, while the recessed ceiling detail and contemporary lighting add a distinctive finish.

Continuing through the hallway, the kitchen is positioned to the rear and provides an excellent everyday living and dining space. Modern cabinetry in contrasting white and high gloss grey is paired with dark worktops and white metro style tiling, while the vibrant feature wall brings a splash of personality. There is ample room for a dining table, making this a sociable space for family meals and entertaining, with direct access out to the rear garden.

Conveniently located just off the kitchen is the ground floor family bathroom. Finished in warm neutral tones, it features a bath with shower above and glass screen, wash hand basin with fitted storage and WC.

Upstairs, the bright landing leads to three generously proportioned double bedrooms, each offering excellent space and flexibility. The principal bedroom is a beautifully presented retreat, finished in soft neutral tones with contemporary lighting and ample room for freestanding furniture.



Bedroom two is another spacious double, currently furnished as a child's bedroom, while bedroom three is equally impressive in size and currently arranged as a home office, demonstrating just how versatile the accommodation can be.

A particularly useful addition upstairs is the separate WC, complementing the main bathroom downstairs and adding extra practicality for busy family life.

Outside, the property continues to impress. The generous block paved driveway provides excellent off street parking for multiple vehicles, while gated access leads around to the rear. The enclosed back garden is a lovely extension of the home, with a large lawn alongside a decked seating area and pergola, creating a private and inviting spot for outdoor dining, entertaining or simply enjoying the warmer months. A garden shed provides useful additional storage.

With its spacious layout, three good bedrooms, excellent parking and beautifully maintained garden, this is a home that offers far more than first meets the eye. Stylish yet practical, with plenty of personality throughout, Calderburn Road is an excellent opportunity for buyers looking for a well presented family home in Polbeth.

Polbeth is a popular village in West Lothian, offering a welcoming community atmosphere with excellent access to local amenities and transport links. The village benefits from local shops and Polbeth Primary School, while nearby West Calder offers a wider selection of amenities, cafés and a railway station with regular services to Edinburgh and Glasgow.

Families are well catered for, with West Calder High School nearby, along with the popular Five Sisters Zoo and beautiful surrounding countryside offering lovely walking routes. Livingston is just a short drive away, home to The Centre and Livingston Designer Outlet, providing an excellent choice of shopping, dining and leisure facilities.

With convenient access to the A71 and wider motorway network, Polbeth offers an ideal balance of peaceful village living and excellent connectivity, making it a desirable location for families and commuters alike.

Home Report Value- £190,000

EPC - C

Council Tax Band - B

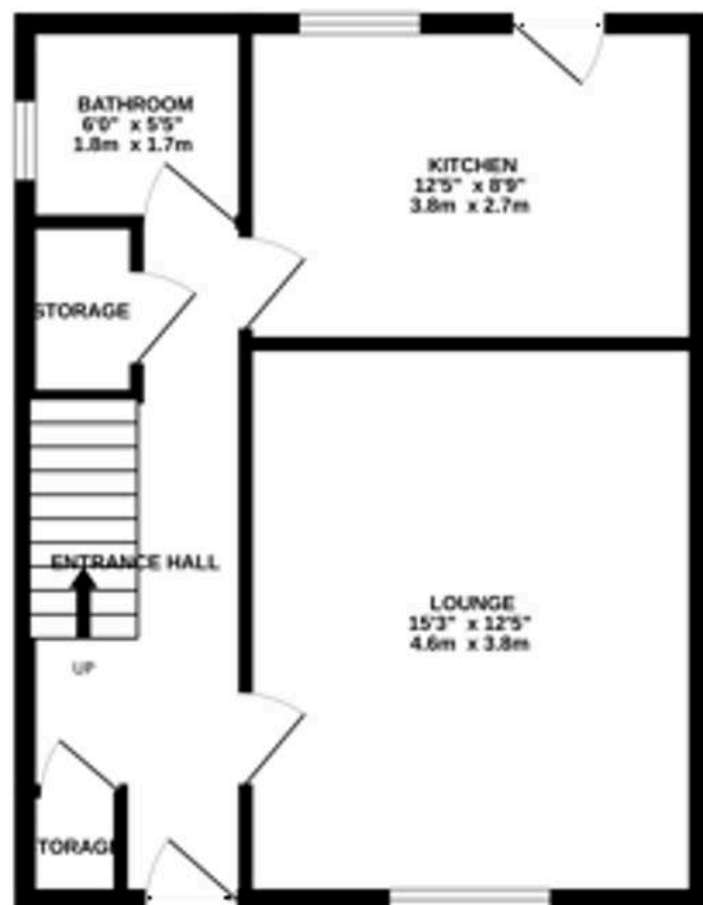
Square Ft- 958/ 89m2

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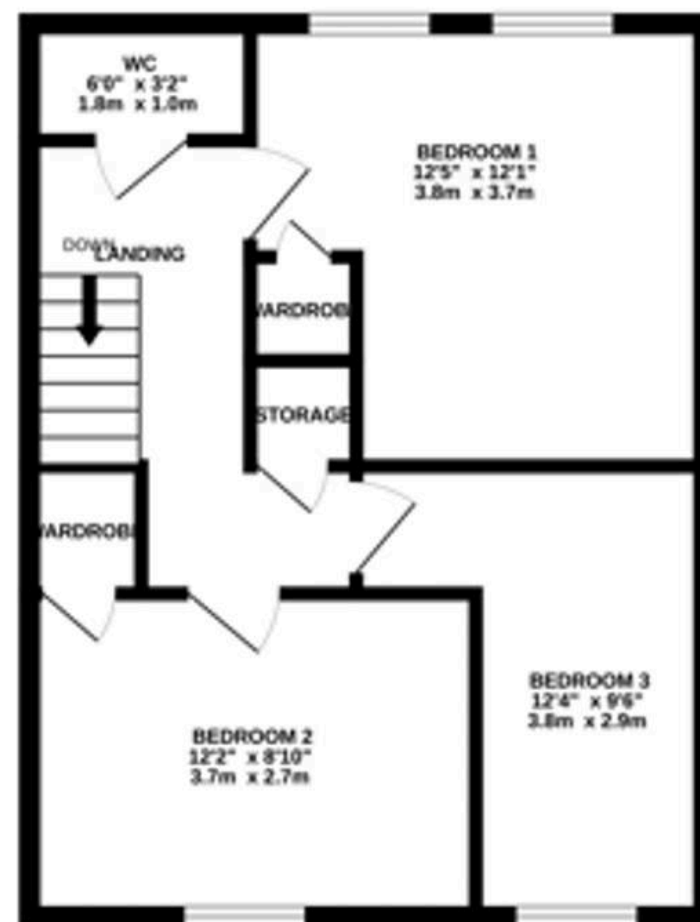




GROUND FLOOR



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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