



24 Parkhead Cottage

West Calder, West Lothian, EH55 8BG



Offering a relaxed village lifestyle in West Calder, this two-bedroom main-door upper villa is set on a peaceful cul-de-sac beside a public park. It offers easy access to the town's amenities and surrounding countryside, while providing a near equidistant commute to Edinburgh and Glasgow. The home itself is attractively presented in light hues, enjoying good storage, as well as a quality kitchen and shower room. A recently serviced Worcester Bosch boiler, an interlinked AICO LD2 Council-approved smoke/heat detection system and an upgraded electrical consumer unit (2022) provide added peace of mind. It also has the advantage of a private garden with a sweeping lawn and a sunny aspect. It is an excellent home for first-time buyers, commuting professionals, and small families alike.

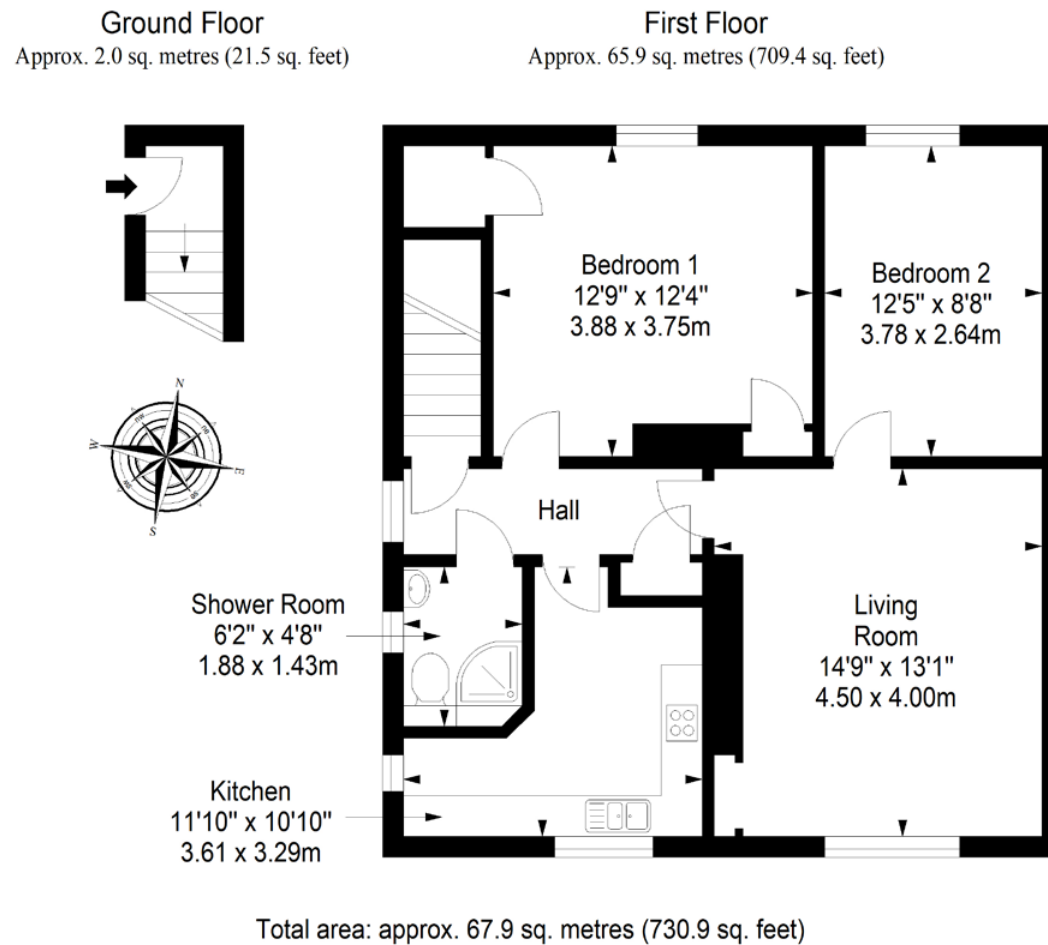
Extras: all fitted floor and window coverings, light fittings, and an electric cooker to be included in the sale.

Property Features

- A bright and well-presented upper villa
- Situated in the village of West Calder
- Private main-door entrance
- Stairs leading up to hall with storage
- Living room with south-facing aspect
- Well-appointed kitchen
- Two double bedrooms (one with storage)
- Modern three-piece shower room
- Private garden with a generous lawn
- Unrestricted on-street parking
- Gas central heating via a recently serviced boiler and double glazing
- Interlinked smoke/heat detection system installed
- Electrical consumer unit replaced in 2022
- EPC Rating - C



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106