



14 Mossend Gardens

West Calder, West Lothian, EH55 8UX



Property Summary

Welcome to a modern four-bedroom detached house which has a desirable location in West Calder, close to the beautiful surrounding countryside and a wealth of green spaces. Inside, the south-facing home boasts a dual-aspect reception area with French doors to the rear garden and an open flow to the modern breakfasting kitchen. The four bedrooms have the advantage of built-in wardrobes/storage too, as well as the convenience of an en-suite, family bathroom, and WC. Furthermore, the neutrally decorated interiors are complemented by the well-maintained exteriors, which include private parking for two cars and a fully-enclosed garden predominantly laid to lawn.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, and fridge/freezer) to be included in the sale.

Property Features

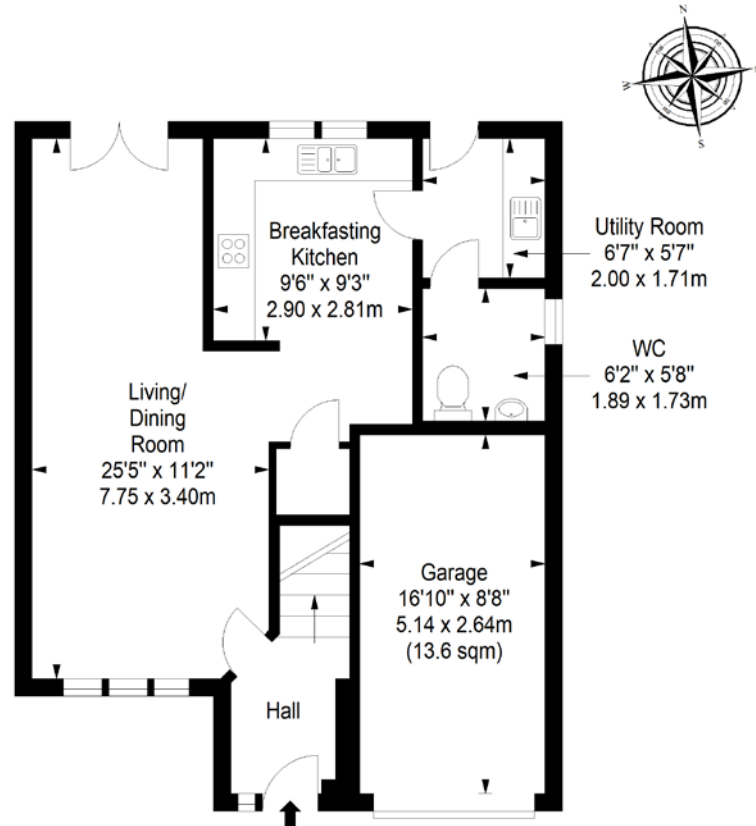
- A detached house in move-in condition
- Part of a popular modern development
- Family-friendly setting in West Calder
- Bright and welcoming entrance hall
- Spacious, open-plan living/dining room
- Well-appointed breakfasting kitchen
- Separate utility room with adjacent WC
- Three double bedrooms with built-in wardrobes
- One versatile bedroom with built-in storage
- Quality 3pc en-suite shower room
- 3pc family bathroom with overhead rainfall shower
- Private gardens to the front and rear
- Private driveway and an integrated garage
- Gas central heating and double glazing
- EPC Rating - B



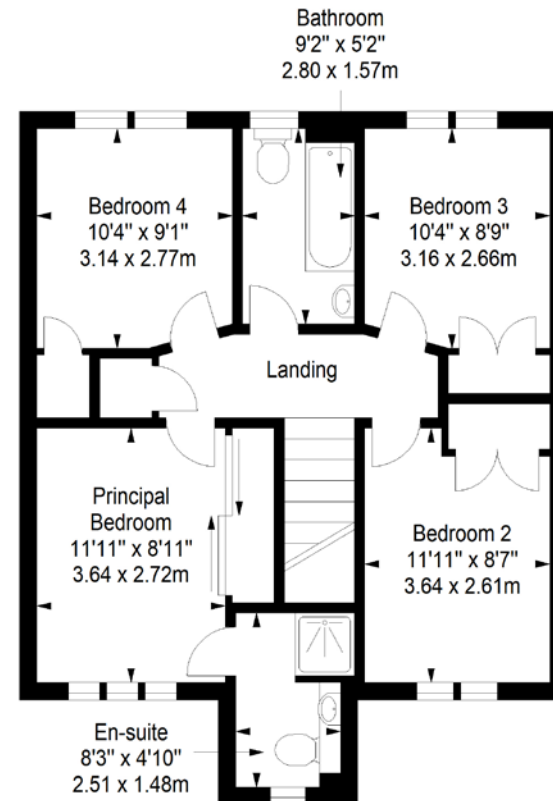


Floorplan

Ground Floor
Approx. 50.0 sq. metres (538.2 sq. feet)



First Floor
Approx. 60.6 sq. metres (652.3 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 sq. feet)

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