



REMAX
Property

21 Calderburn Road, Polbeth

Offers Over £150,000



Presented by Magda Hawkins REMAX Property, this three-bedroom mid-terraced family home offers generous and versatile accommodation ideally suited to families, first-time buyers or those seeking additional space.

Situated in the popular residential community of Polbeth, the property enjoys a well-connected West Lothian location with excellent access to local amenities, every-day facilities and convenient commuter links towards West Calder, Livingston and Edinburgh.

The home opens with a bright and spacious living room, providing a comfortable main reception area perfect for both relaxing evenings and entertaining guests. Adjacent to the living room is a modern fitted kitchen, thoughtfully designed to accommodate the demands of every-day family living and dining, with ample storage and workspace for culinary enthusiasts.

The ground floor also features a contemporary family bathroom (wet room), complete with tiled walls, an electric shower and a sleek chrome heated towel radiator, offering a practical and stylish solution for busy households.

Upstairs, three well-proportioned bedrooms provide flexible accommodation, with options for children's rooms, guest bedrooms or a dedicated home office to suit your lifestyle needs.

Throughout the property, excellent built-in and additional storage solutions ensure the home remains organised and clutter-free, enhancing the sense of space and practicality.

The house is positioned within an established neighbourhood, benefitting from proximity to schools, shops and transport links, making it an ideal choice for those looking to settle in a friendly and accessible community.

With its combination of spacious interiors, modern fittings and a sought-after location, this property represents a superb opportunity for a range of buyers seeking a comfortable and adaptable home in Polbeth.

Early viewing is highly recommended to fully appreciate the quality and potential of this well-maintained three-bedroom house, which is ready to welcome its next owners.

Contact Magda Hawkins REMAX Property today to arrange your viewing and take the first step towards making this inviting family home your own.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Polbeth is a popular residential village in West Lothian, ideally positioned for anyone looking for a well-connected community with convenient access to local amenities, green spaces and major employment centres.

The village sits close to West Calder and Livingston, offering a balance of village living with easy access to larger town facilities.

For families, the area benefits from local schooling, play parks and community facilities, while everyday essentials are readily accessible within Polbeth itself.

Polbeth Premier and Scotmid Coop Polbeth provide convenient local shopping options, while St Mary's R C Primary School is located within the village.

The location is perfect for commuters with West Calder railway station is nearby, as well as road links providing convenient connections towards Livingston, Edinburgh and Glasgow.

Residents can also enjoy a range of outdoor and recreational facilities, including Polbeth play park and Polbeth football park, while the surrounding West Lothian countryside provides opportunities for walking, cycling and outdoor activities. Livingston is only a short journey away and offers extensive shopping, leisure and dining facilities, including Livingston Designer Outlet.

21 Calderburn Road offers an attractive combination of affordable family living, local amenities, outdoor space and excellent commuter connectivity – making Polbeth a strong choice for first-time buyers, families and commuters searching for a house for sale in West Lothian.

Entrance Hall 3' 1" x 16' 2" (0.95m x 4.92m)

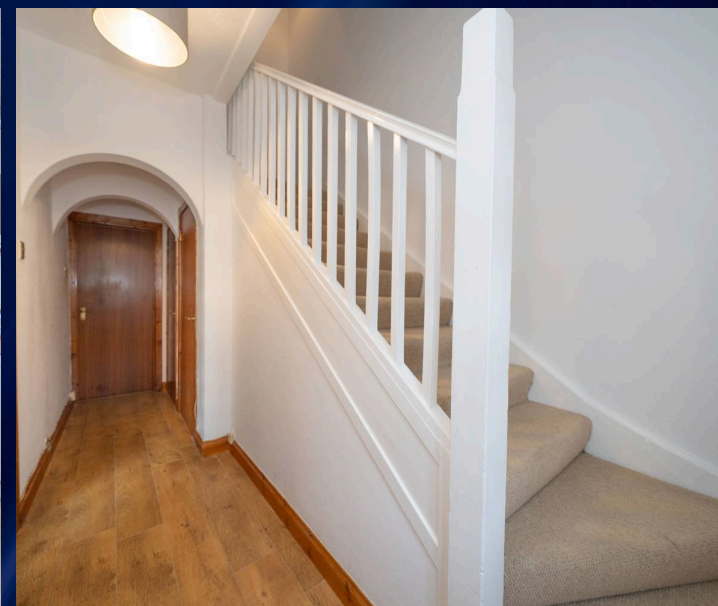
A welcoming and practical entrance hallway with laminated flooring and a carpeted staircase leading to the upper level. The hallway provides access to the living room and downstairs bathroom, with a modern PVC entrance door serving as the main access to the property. Two large storage cupboards offer excellent additional storage for coats, shoes, household items and everyday essentials. The space is further complemented by a radiator and multiple power outlets, adding to its practicality and functionality.

Living Room 14' 2" x 12' 11" (4.33m x 3.93m)

A bright and welcoming living room offering a comfortable and versatile space for relaxing and entertaining. The room features attractive wood-effect flooring, crisp neutral décor and a large window overlooking the front garden, allowing plenty of natural light to fill the space. A feature fireplace creates a focal point, complemented by ample power outlets, central light fixture, radiator for all-year comfort, and useful built-in storage cupboard. There is ample space for a generous suite and additional furniture, making this an ideal family living area.

Kitchen 8' 6" x 12' 11" (2.59m x 3.93m)

A bright and well-appointed kitchen overlooking the rear garden, offering a practical and welcoming space with direct access to the garden, making it particularly convenient for everyday family life and outdoor entertaining. The kitchen is fitted with a good range of contemporary wall and base units, providing ample storage, complemented by generous worktop space and a tiled splashback. A large rear-facing window provides plenty of natural light and pleasant views towards the garden, while the layout incorporates an integrated oven and gas hob with contemporary extractor hood, sink with drainer and space for additional appliances. Multiple power outlets are conveniently positioned throughout the kitchen, providing excellent flexibility for everyday appliances. The kitchen also benefits from direct access to the rear garden and internal access to the living room, creating a practical flow between the main living spaces.





Master Bedroom 13' 0" x 9' 11" (3.97m x 3.03m)

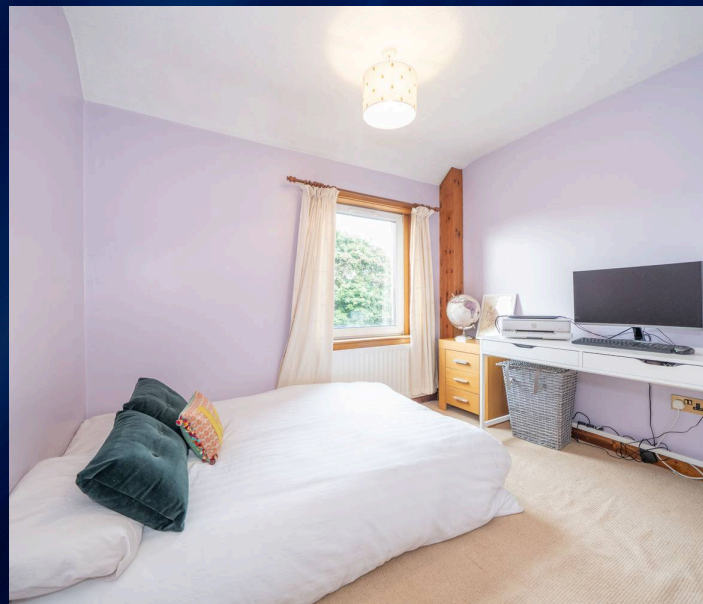
A generously proportioned master bedroom positioned to the front of the property, offering a bright and comfortable principal bedroom. A large front-facing window allows plenty of natural light into the room, while the carpeted flooring creates a warm and cosy feel. Excellent storage is provided by a substantial fitted wardrobe, offering ample hanging and shelving space and helping to keep the room clutter-free.

Second Bedroom 13' 3" x 8' 10" (4.03m x 2.69m)

A generously sized double bedroom positioned to the rear of the property, offering a comfortable and versatile space with a pleasant outlook. The room benefits from carpeted flooring and excellent built-in storage, featuring two double fitted wardrobes providing ample hanging and storage space. A central light fixture provides practical illumination, while multiple power outlets offer flexibility for furniture placement and everyday electrical appliances. A radiator ensures the room remains warm and comfortable.

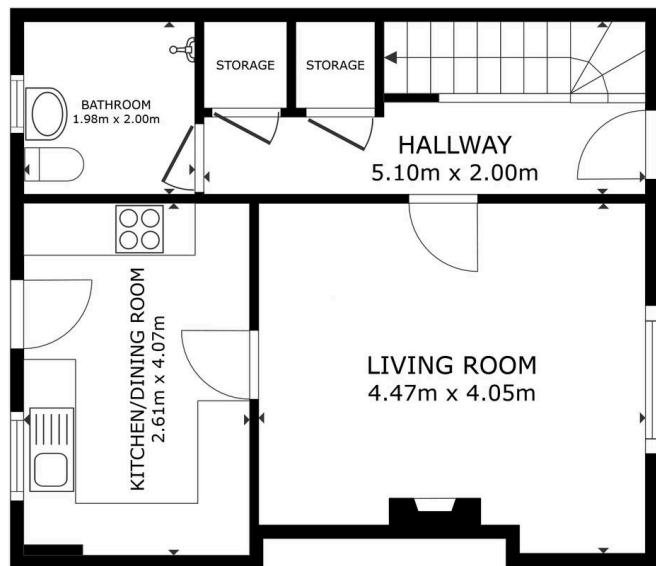
Third Bedroom 9' 10" x 9' 9" (3.00m x 2.96m)

A generously sized double bedroom positioned to the rear of the property, offering a comfortable and versatile space with a pleasant outlook. The room benefits from carpeted flooring. A central light fixture provides practical illumination, while multiple power outlets offer flexibility for furniture placement and everyday electrical appliances. A radiator ensures the room remains warm and comfortable, making this an ideal second bedroom, guest room or home office.



Family Bathroom (Wet Room) 6' 1" x 5' 7" (1.85m x 1.69m)

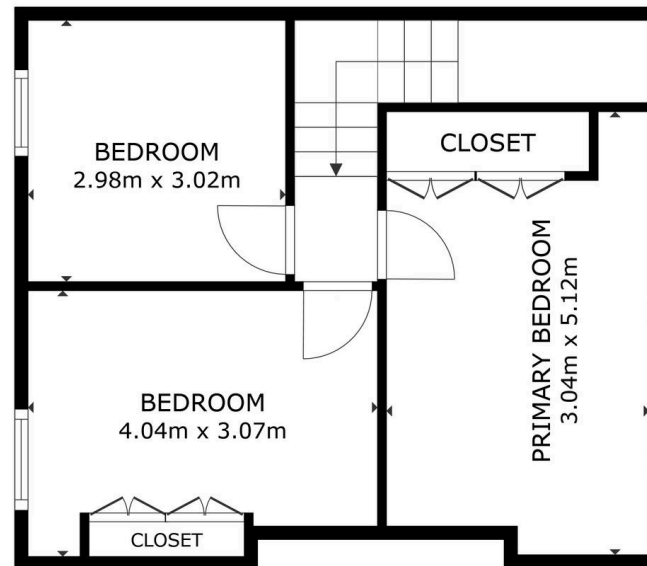
The ground-floor family bathroom/wet room is finished with stylish tiled walls, creating a clean and contemporary feel. The room features a modern electric shower, complemented by a sleek chrome heated towel radiator. Conveniently located on the ground floor, this practical wet room provides easy access and functionality for everyday family living.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 43.2 m² FLOOR 2 43.3 m²
TOTAL: 86.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 43.2 m² FLOOR 2 43.3 m²
TOTAL: 86.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• [mhawkins@remax-
scotland.homes](mailto:mhawkins@remax-scotland.homes)



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

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.