



REMAX
Property

73 Hartwood Road, West Calder
£320,000



A beautifully presented four-bedroom detached family home, forming part of a sought-after modern development in West Calder. Built just four years ago and finished to an exceptional standard throughout, this contemporary home has been thoughtfully enhanced with stylish upgrades and beautifully maintained interiors. Boasting spacious, light-filled accommodation, a beautifully landscaped rear garden and stunning open views across surrounding green space. This truly move-in ready property offers everything a growing family could wish for. Thoughtfully designed for modern family living, this is the perfect place to create lasting memories for years to come.

Factor Fees - Taylor Martin - £37.62 for 3 months £12.54 per month average

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

West Calder offers the perfect balance of village charm and everyday convenience. The town provides a range of local amenities, including cafe's, independent shops and schools. While excellent transport links make commuting straightforward. Both West Calder and nearby Livingston offer rail connections to Edinburgh and Glasgow, with easy access to the M8 motorway placing Scotland's major cities within comfortable reach. Surrounded by beautiful countryside, scenic walking routes and green open spaces, the area is ideal for those seeking a relaxed lifestyle without sacrificing connectivity

Lounge

14' 11" x 11' 6" (4.55m x 3.50m)

Elegantly presented and flooded with natural light, the generous lounge offers a superb space for both relaxing and entertaining. Finished in a timeless neutral palette with quality wood-effect flooring, the room enjoys a lovely front-facing aspect overlooking the open green space, enhancing the bright and airy feel. Its impressive proportions comfortably accommodate a range of furnishings while maintaining a stylish and welcoming ambience

Study

8' 8" x 7' 10" (2.65m x 2.39m)

Designed with modern family living in mind, this versatile room offers a wealth of possibilities. Beautifully presented and flooded with natural light from the front-facing window, it is currently arranged as a stylish home office but would lend itself equally well to a playroom, snug, children's lounge or hobby room. Enjoying an attractive outlook over the green space to the front, it provides a peaceful and adaptable space to meet the changing needs of family life

Kitchen / Diner

23' 8" x 11' 5" (7.21m x 3.49m)

Undoubtedly the heart of the home, this beautifully designed open-plan kitchen and dining space offers the perfect balance of style and practicality. The contemporary fitted kitchen features an excellent range of modern wall and base units, complemented by generous worktop space and integrated cooking appliances, all thoughtfully arranged to maximise functionality for everyday living. Two built-in storage cupboards further enhance the practicality of this already exceptionally well-designed family space, providing excellent additional storage. Flooded with natural light, the spacious dining area enjoys French doors opening directly onto the beautifully landscaped rear garden, effortlessly extending the living space outdoors.





Primary Bedroom

12' 8" x 11' 4" (3.85m x 3.45m)

Beautifully presented and exceptionally spacious, the primary bedroom offers a true sanctuary within the home. Finished in soft neutral tones with plush carpeting underfoot, the room enjoys a wonderfully peaceful outlook across the open green space to the front, creating a calming and private atmosphere that perfectly lives up to its role as a relaxing retreat. The generous proportions provide ample space for a range of bedroom furnishings while maintaining a bright and airy feel, enhanced by the abundance of natural light that fills the room through the large front-facing window. Completing this impressive space is a contemporary en-suite shower room, adding both practicality and a touch of everyday luxury

Bedroom 3

8' 8" x 8' 7" (2.65m x 2.61m)

Continuing the high standard of presentation found throughout the home, this bedroom is a bright and beautifully maintained bedroom, finished in soft neutral tones with plush carpeting underfoot. A large front-facing window frames a peaceful outlook across the green space beyond, allowing natural light to flood the room while creating a wonderfully calm and airy atmosphere. The well-proportioned layout makes excellent use of the available space, reflecting the thoughtful design and quality finish found throughout this impressive family home.





Downstairs WC

5' 3" x 3' 11" (1.60m x 1.20m)

The stylish ground floor WC has been thoughtfully finished with a contemporary two-piece suite, incorporating a sleek vanity unit with integrated wash hand basin. Beautifully presented in neutral tones and complemented by quality wood-effect flooring, this practical space perfectly reflects the high standard of finish found throughout the home.

Bedroom 1

12' 2" x 8' 11" (3.71m x 2.72m)

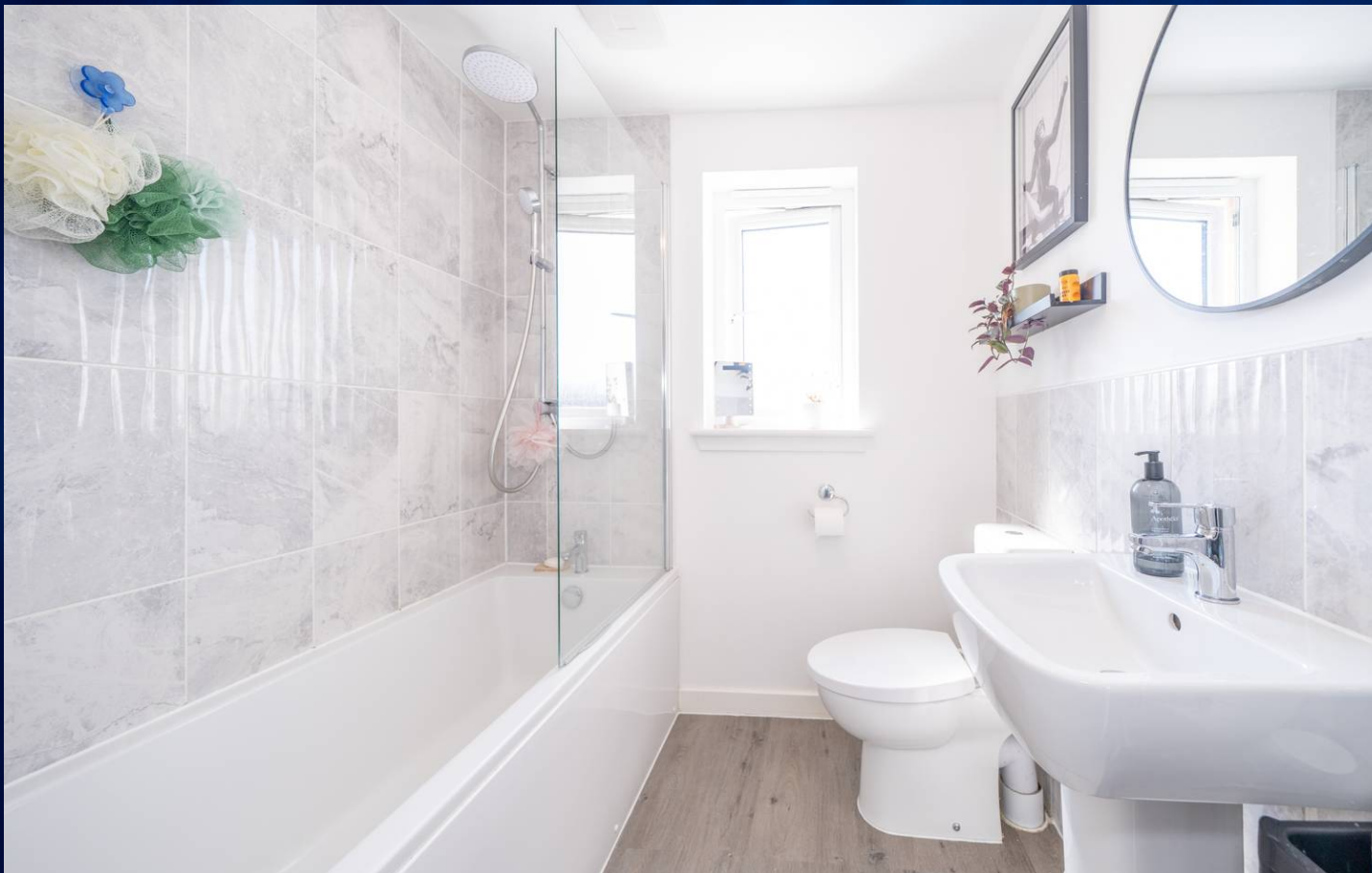
This Bedroom is a beautifully presented double bedroom, finished in a timeless neutral colour palette with plush carpeting underfoot. The room offers ample space for a double bed alongside additional bedroom furnishings, creating a bright and airy atmosphere. A large window welcomes an abundance of natural light, further enhancing the sense of space.

Bedroom 2

8' 8" x 8' 8" (2.64m x 2.63m)

A generously sized double bedroom, beautifully presented in a timeless neutral colour palette with plush carpeting underfoot. Offering excellent proportions, there is ample space for a double bed and a range of additional bedroom furnishings without compromising on comfort. A large window welcomes plenty of natural light, enhancing the bright and airy feel, while the immaculate presentation continues the high standard of finish found throughout the home.





En-Suite

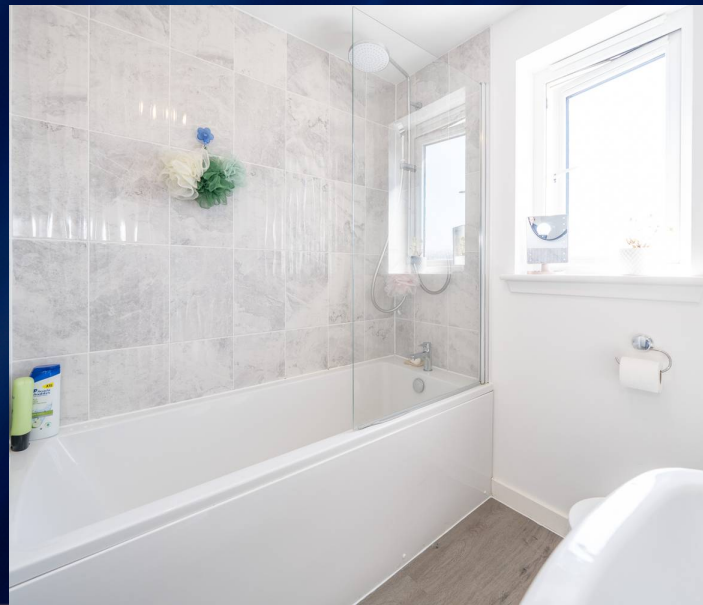
8' 10" x 3' 11" (2.69m x 1.20m)

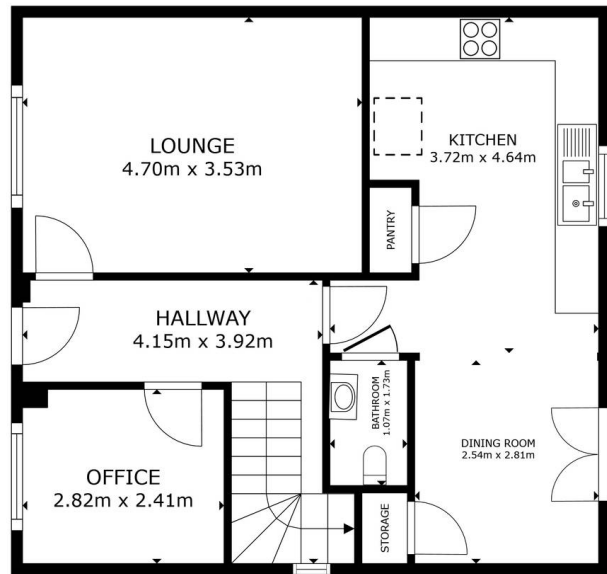
The principal bedroom is complemented by a sleek and contemporary ensuite shower room, finished in timeless neutral tones and fitted with a generous walk-in shower enclosure, pedestal wash hand basin, WC and chrome heated towel rail. Natural light filters through the frosted window, creating a bright and inviting space that perfectly balances style with practicality.

Family Bathroom

8' 9" x 6' 4" (2.67m x 1.92m)

Beautifully presented and finished in soft neutral tones, the family bathroom offers a calm and contemporary feel. Featuring a full-sized bath with an overhead rainfall shower and glazed screen, pedestal wash hand basin, WC and chrome heated towel rail, the space has been thoughtfully designed with both comfort and functionality in mind. Natural light pours through the frosted window, enhancing the bright, airy atmosphere and completing this stylish family bathroom. space, offering both style and practicality.

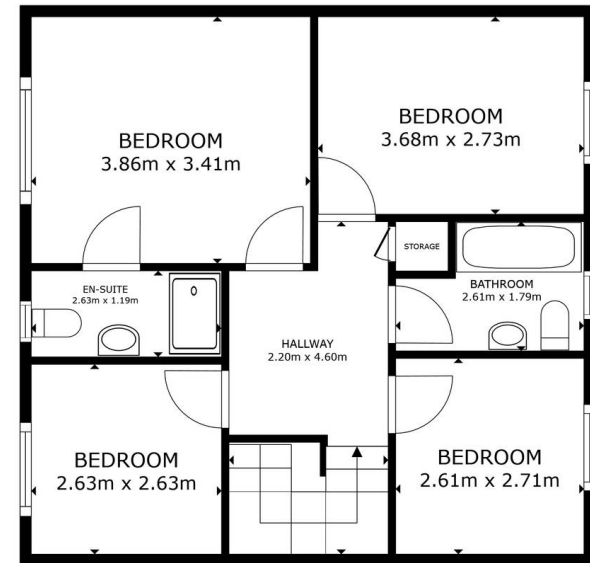




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 59.5 m² FLOOR 2 56.9 m²
EXCLUDED AREAS : PANTRY 0.7 m²
TOTAL : 116.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 59.5 m² FLOOR 2 56.9 m²
EXCLUDED AREAS : PANTRY 0.7 m²
TOTAL : 116.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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• 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.