



3 Alice Bank, West Calder

£550,000



3 Alice Bank

West Calder, West Calder

Exceptional 4-5 bedroom detached home with two en-suite bedrooms, spacious kitchen diner, family room/fifth bedroom, double garage, and front, rear, and side gardens on a generous West Calder plot.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



Hallway

A beautiful and welcoming entrance hall with real wooden flooring sets the tone for the rest of the home. From here, there is access to the lounge, kitchen/diner, WC, family room, and Bedroom Two, as well as the staircase leading to the upper level. The entrance also features a vestibule with a solid wooden decorative door, providing a practical and stylish space for shoes, coats, and jackets while helping to keep the main living areas tidy. This thoughtful layout creates a warm and inviting first impression for the home.

Lounge

17' 8" x 18' 5" (5.38m x 5.61m)

A perfect, modern, and spacious lounge featuring a charming bay window to the front that fills the room with natural light. Real wood flooring adds warmth and character, while a feature hanging light fitting and radiator complement the contemporary design. The lounge boasts a stylish fire surround and a brand-new modern wood-burning stove, creating a focal point that enhances the room's fresh, stylish, and modern décor. This is a truly inviting and elegant space for relaxing and entertaining.

Kitchen/Diner

17' 8" x 13' 3" (5.38m x 4.05m)

The heart of the home is this beautifully equipped kitchen diner, a fantastic space for both everyday living and entertaining. There is plenty of room for a large table and chairs, with patio doors leading to the garden and a generous rear window bringing in natural light. The room features a radiator, ceiling spot lighting, and fresh, modern décor. The kitchen is fitted with integrated appliances including a dishwasher, fridge, freezer, oven, and microwave. A central island boasts an electric hob, a modern extractor fan, and also serves as a breakfast bar, adding both style and functionality. This spacious, bright, and contemporary kitchen diner is truly the perfect hub of the home.

Cloakroom Wc

5' 4" x 2' 10" (1.63m x 0.87m)

A convenient ground floor WC featuring fully tiled walls and flooring for a clean, modern finish. The space is fitted with a contemporary WC and a stylish vanity unit with an integrated sink and sleek mixer tap. A radiator provides comfort and warmth, completing this practical and well-presented room.





Bedroom Two

12' 5" x 11' 11" (3.78m x 3.62m)

A lovely ground floor second bedroom with a rear-facing window overlooking the gardens, creating a bright and peaceful space. The room benefits from two sets of double fitted wardrobes, providing excellent storage. It also features carpet flooring, a radiator, and stylish spot lighting. This well-appointed bedroom further benefits from direct access to a private en-suite bathroom, adding both comfort and convenience.

Bedroom Three

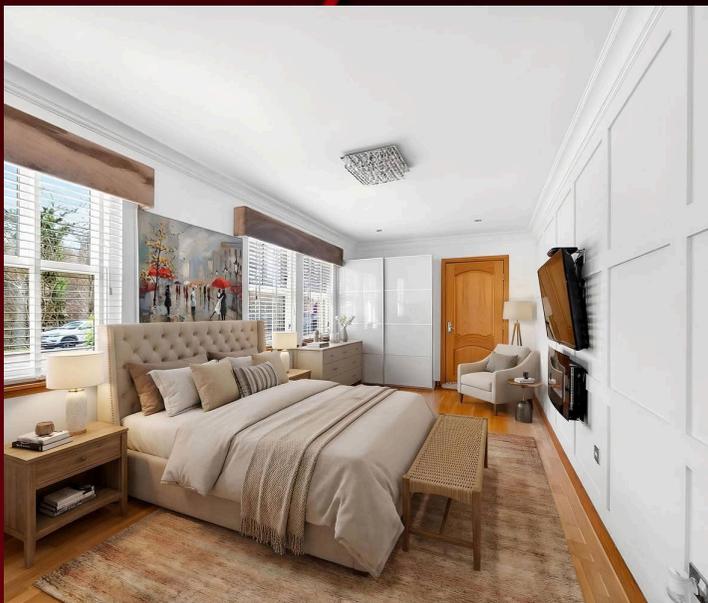
13' 4" x 13' 0" (4.06m x 3.97m)

A good-sized third bedroom located at the rear of the property, featuring a stylish panelled feature wall and a Velux window that allows natural light to fill the room. Carpeted flooring and a radiator create a warm and inviting atmosphere, while a set of ceiling spotlights adds a modern touch. The room offers plenty of space for freestanding furniture, making it a versatile and comfortable bedroom.

Primary Room

13' 9" x 13' 9" (4.20m x 4.20m)

An excellent primary bedroom with a front-facing window that fills the room with natural light. The space features a stylish panelled feature wall and soft carpet flooring, creating a warm and inviting atmosphere. There is plenty of room for freestanding furniture, along with two sets of double fitted wardrobes offering generous storage. Feature hanging lighting adds a touch of elegance, and the room further benefits from direct access to a modern en-suite shower room, completing this comfortable and well-designed retreat.



Bedroom Four

13' 1" x 10' 11" (3.98m x 3.34m)

A spacious fourth bedroom, also a full-size double, with a front-facing window that fills the room with natural light. Carpeted flooring and a radiator create a warm and inviting atmosphere, while a set of ceiling spotlights adds a contemporary touch. With ample space for freestanding furniture, this lovely room is perfect for guests or family use.



Family Bathroom

7' 1" x 6' 2" (2.16m x 1.89m)

A modern and spacious four-piece family bathroom, beautifully designed with a Velux window that fills the room with natural light. The suite includes a walk-in shower cubicle with a powerful mains shower, a relaxing bath with contemporary mixer taps, a stylish floating-style sink, and a modern WC. The bathroom is finished with tiled flooring and splashback wall tiles, complemented by ceiling spot lighting for a bright, clean look. A sleek black vertical heated towel rail completes the space, adding both practicality and a striking modern touch.

En Suite Bedroom One

4' 11" x 4' 8" (1.51m x 1.41m)

A modern en-suite shower room featuring a Velux window that allows natural light to brighten the space. The room is finished with stylish tiled walls and flooring and includes a contemporary floating-style sink with a sleek mixer tap. A chrome heated towel rail adds both comfort and practicality. The walk-in shower cubicle is fitted with a mains-powered shower, creating a fresh and modern space designed for everyday convenience.

Utility Room

11' 11" x 5' 5" (3.64m x 1.64m)

A practical laundry/utility room with direct access to the rear garden, offering both convenience and functionality. The room features ample storage cupboards, a sink with a modern mixer tap, and durable LVT flooring. There is dedicated space for a washing machine, along with a central ceiling light and a radiator, making this a well equipped and efficient utility space.



En Suite Bathroom

9' 4" x 6' 11" (2.85m x 2.11m)

A modern-style en-suite bathroom featuring a rear-facing window that allows for natural light and a pleasant outlook. The room is fitted with a contemporary vanity unit incorporating a WC and sink with sleek mixer taps. There is also a stylish bath with modern mixer taps, perfect for relaxing. The space is finished with tiled walls and flooring for a clean, elegant look, along with a chrome heated towel rail providing both comfort and practicality.



Stairs & Landing

A beautiful modern staircase with carpeted steps and a striking glass balustrade creates an elegant feature within the home. The spacious landing provides access to the primary bedroom, the main bathroom, and Bedrooms Three and Four. The landing itself offers exceptional space and could easily accommodate a study or reading area. Stylish spot lighting enhances the space, while a Velux window allows natural light to flood the landing, creating a bright and airy feel and adding to the contemporary character of the upper level.

Family Room/Bedroom Five

18' 7" x 9' 3" (5.66m x 2.81m)

This versatile room, currently used as a family space, could easily serve as a fifth bedroom if needed. Featuring two large front-facing windows, real wood flooring, and a radiator, it combines comfort with style. A stunning central light and decorative wood panelling on the walls create a warm, inviting atmosphere, while a wall-mounted, log-effect electric fire adds both charm and practicality. This is a truly appealing family area with flexible potential.





FRONT GARDEN

The front garden is beautifully presented, featuring a large, well-maintained lawn and a charming border filled with mature shrubs, bushes, and seasonal flowers. This combination adds vibrant color and outstanding curb appeal, creating a warm and inviting welcome to the property.

REAR GARDEN

A stunning and spacious rear garden designed for both beauty and enjoyment. Set across different levels, the garden features multiple decking areas perfect for soaking up the sun, mature trees, shrubs, plants that create a vibrant, inviting space. The side garden continues the theme with a large decking area ideal for relaxing, connected by wooden steps that add structure and interest. There is also a well-kept lawn, attractive paving surrounding the house, and a wooden shed generously gifted by the owners, completing this exceptional outdoor retreat.

DRIVEWAY

4 Parking Spaces

A low-maintenance monoblock driveway at the front of the property, adjacent to the garden, offers a generous parking area capable of accommodating several vehicles. Practical and stylish, it provides both convenience and excellent kerb appeal for the home.

GARAGE

Double Garage

An excellent double garage featuring electric doors and direct integral access into the property, along with an additional rear door leading to the garden. This spacious garage is ideal for securely housing vehicles while also offering superb additional storage. Equipped with power, it provides a highly practical and versatile space perfect for car enthusiasts, workshop use, or general storage.



3 Alice Bank, West Calder, EH55 8QH



Approx. Gross Internal Floor Area 1911 sq. ft / 177.47 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

