



22 Burngrange Park, West Calder

Offers Over £375,000

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West Calder

Situated on a fantastic end plot within the ever popular Burngrange Park development in West Calder, this impressive four bedroom detached family home occupies a substantial plot, offering generous gardens, excellent privacy and an abundance of living space both inside and out. Beautifully presented throughout, the property has been thoughtfully maintained and provides an ideal home for growing families seeking flexible accommodation in a highly desirable residential setting.

A welcoming entrance hallway with quality hardwood flooring sets the tone for the accommodation beyond. The spacious lounge is flooded with natural light from the attractive bay window to the front and additional rear facing windows, creating a bright and inviting space for everyday family life. The room comfortably accommodates multiple sofas and armchairs, while glazed double doors open into the formal dining room, allowing both rooms to flow seamlessly together when entertaining.

The dining room is an excellent size and easily accommodates a large dining table seating up to eight people, making it perfect for family gatherings, dinner parties and special occasions. The glazed doors provide flexibility to enjoy either open-plan living or separate reception spaces.

The generous kitchen offers an excellent range of fitted wall and base units with extensive worktop space and integrated cooking appliances. A large window overlooks the rear garden, filling the room with natural light, while there is ample space for informal dining or a breakfast area. Adding to the kitchens overall appeal is the spacious and highly practical utility space ensuring the impressive kitchen can be fully maximised. A versatile ground floor room currently used as a home office offers excellent flexibility and could equally serve as a playroom, snug or fifth bedroom if required. Completing the ground floor is a stylish cloakroom WC.

The upstairs is equally impressive, centred around a spacious and naturally bright landing which enhances the sense of space throughout the home and provides access to four generously proportioned bedrooms, the family shower room and loft storage.

The outstanding principal bedroom is a true highlight of the property, offering an exceptional amount of floor space and comfortably accommodating a king size bed with plenty of room remaining for additional furniture. Two sets of fitted wardrobes provides extensive storage, while the striking feature wall creates a stylish focal point. Large windows allow natural light to pour into the room, creating a bright yet relaxing atmosphere. The principal bedroom further benefits from a beautifully upgraded en suite bath/shower room, finished to an excellent standard with contemporary wall panelling, a spacious walk in shower enclosure, modern vanity wash hand basin, WC, heated towel rail and quality fittings, delivering a luxurious hotel style finish.



Bedroom two is another superb double bedroom overlooking the rear garden and offers generous proportions, making it ideal for older children, guests or multi generational living. There is ample space for a double bed, a full wall of fitted wardrobes provides extensive storage and can accommodate bedside furniture and a dressing table, if desired. This room also benefits from an upgraded ensuite with WC, elevated wash basin, shower enclosure with wall panelling, and heated towel rail.

Bedroom three is also a spacious double bedroom and benefits from built in mirrored wardrobes, providing excellent storage while maximising floor space. Bright and well presented throughout, it offers a versatile room equally suited as a bedroom, guest suite or comfortable teenager's room.

Bedroom four is a well proportioned and highly versatile room, currently utilised as an additional sitting room. Its generous dimensions make it equally suitable as a fourth bedroom, nursery, dressing room or dedicated home office, perfectly catering to the needs of modern family living.

Completing the special home is the stylish family shower room, which has been thoughtfully upgraded with contemporary finishes. Featuring a large walk in shower with glass screen, modern wall mounted wash hand basin, concealed cistern WC, attractive wall panelling, quality flooring and a rear facing window providing natural light and ventilation, it offers a sleek and practical space for everyday family use.



The generous rear garden is a true standout feature of the property, occupying a substantial end plot and offering an exceptional amount of outdoor space. Thoughtfully landscaped for low maintenance living, it is perfectly suited to both family life and entertaining. A large raised composite deck provides the ideal setting for outdoor dining and summer barbecues, with ample space for a full dining set. This leads onto an expansive paved patio, creating multiple seating and entertaining areas while offering plenty of room for children to play or simply relax in the sun. The elevated side garden has been attractively finished with decorative stone and retaining walls, while the fully enclosed gardens provide an excellent level of privacy and security.

This exceptional family home combines generous living space, flexible accommodation and an outstanding plot to create a property perfectly suited to modern family living. Beautifully presented throughout and finished to a high standard, it offers spacious reception rooms, four excellent bedrooms, recently upgraded stylish bathrooms and superb outdoor entertaining space. Set within the highly sought after Burngrange Park development, with excellent local amenities, schooling and transport links close at hand, this is a rare opportunity to acquire a truly impressive detached home in one of West Calder's most desirable residential locations.

Home Report Value- £400,000

EPC - C

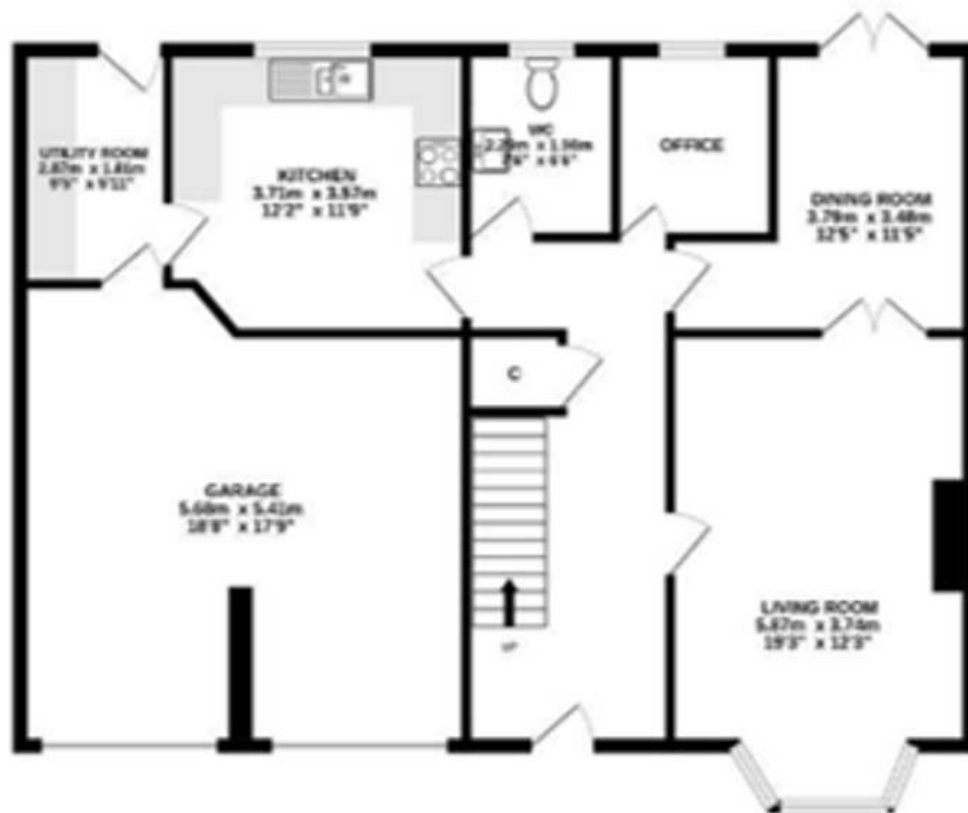
Council Tax Band - E

Square Ft- 1507/ 140m2





GROUND FLOOR



FIRST FLOOR





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