



GILSON GRAY

LAW • PROPERTY • FINANCE

53 OLD SCHOOL AVENUE

West Calder, West Lothian, EH55 8FE



SPACIOUS DETACHED HOUSE

Part of a modern development on the outskirts of West Calder, close to Livingston, this southeast-facing detached house promises a family-friendly setting and spacious accommodation. The four-bedroom property is brought to market in excellent decorative order and with quality fixtures and fittings, including an integrated dining kitchen, a family bathroom, and an en-suite (plus a WC). It also features well-kept gardens and private parking.

Inside the home, an entrance hall provides a warm welcome before leading right into the living room. Here, a light neutral palette is paired with on-trend carpeting for an elegant and easy to style look. It is well-proportioned for comfortable lounge furniture, and has a southeast-facing window that brings lots of natural light into the room. Furthermore, it has access to under-stair storage for keeping regularly used household items to hand. Sat adjacent, the dining kitchen has a spacious footprint to accommodate a table and chairs for family meals and relaxed dinner parties. It is well-appointed with modern cabinets and complementary worksurfaces, and has an attractive design that is enhanced by a selection of integrated appliances. In addition, the space extends (via a glazed door) onto the patio of the rear garden, which is perfect for summer barbecues. A neighbouring utility room, with access to a WC, offers space for additional appliances and an alternate route to the garden. The four double bedrooms are upstairs just off a landing with storage.

FEATURES

- Spacious detached house
- In excellent decorative order
- Part of a modern development
- Family-friendly setting in West Calder
- Neutral interiors throughout
- Welcoming entrance hall
- Southeast-facing living room
- Modern dining kitchen
- Utility room & a WC
- Four double bedrooms
- Quality en-suite shower room
- Quality family bathroom
- Well-kept private gardens
- Driveway & integrated garage
- Solar-panelled roof





FOUR DOUBLE BEDROOMS

For a light ambience and for ease of styling, each room mirrors the aesthetic of the living area, continuing the excellent standards found throughout. The principal bedroom also benefits from a wall-to-wall wardrobe that is built in and a quality en-suite shower room, with a double step-in shower enclosure. An equally impressive family bathroom, fitted with a three-piece suite and shower over bath, serves the remaining bedrooms.

Outside, the home is flanked by a southeast-facing front garden and a fully-enclosed rear garden, the latter of which is ideal for families, enjoying a large lawn, a charming summerhouse, and two patios for alfresco dining in the sun. A private driveway and an integrated garage provide off-street parking.

Extras: summer house and integrated kitchen appliances to be included in the sale. A washer and dryer may be available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





WEST CALDER,
WEST LOTHIAN

Situated in West Lothian, West Calder and its surrounding villages promise a laid-back lifestyle with easy access to the great Scottish outdoors, as well as fantastic local amenities, leisure facilities and transport links. The village's Main Street is lined with a selection of independent shops and businesses, a Scotmid supermarket for daily groceries, and a choice of cafes, pubs, restaurants, and takeaways. For more extensive shopping, nearby Livingston is home to The Centre and Livingston Designer Outlet, which collectively offer more than 100 high-street stores and designer outlets. For sport and leisure activities, West Calder also boasts a community centre with a fully equipped gym, a dance studio, an outdoor pitch, and tennis courts. Nursery and primary schooling is provided at Parkhead Primary School, followed by secondary education at West Calder High School, a state-of-the-art £32million school built in 2018. West Calder is a popular commuter village, owing to its convenient road and rail links between Edinburgh and Glasgow, and proximity to both international airports.

EPC
RATING:

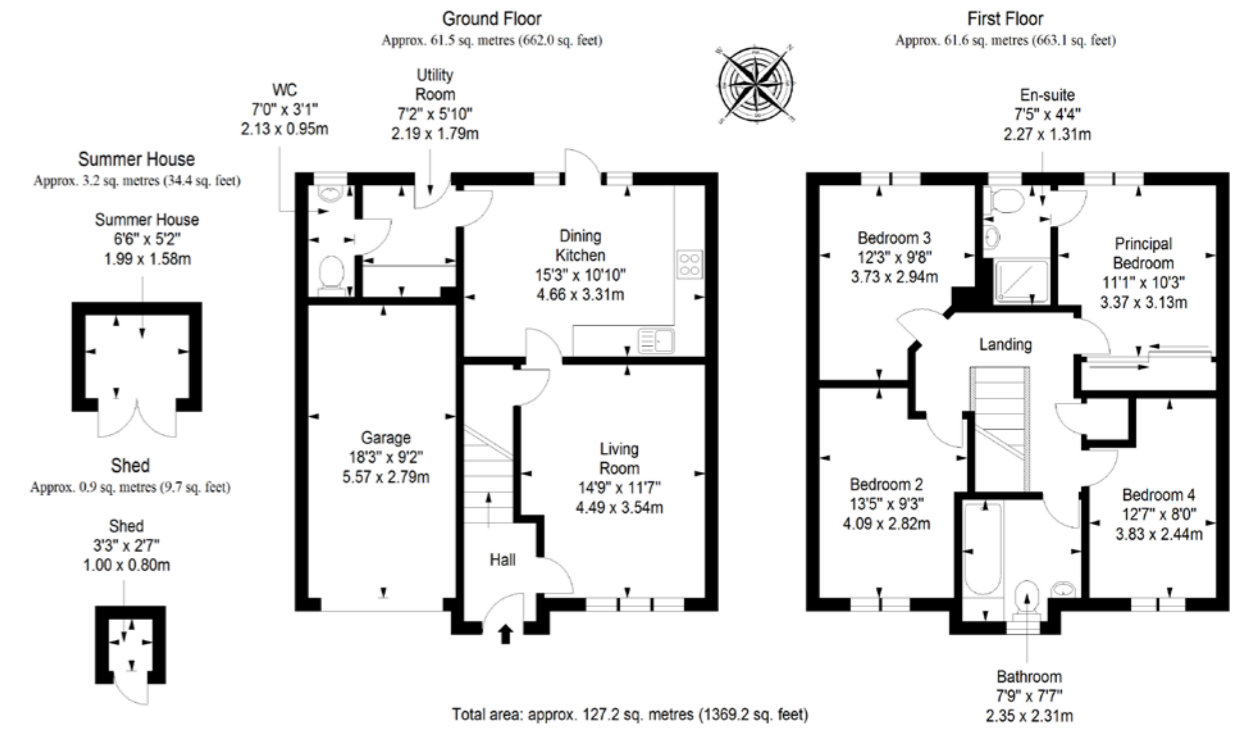
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COUNCIL
TAX BAND:

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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366





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BORDERS

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