





A traditional, stone-built, end-terrace house with a prime position in West Calder, set within easy reach of amenities, schooling, and transport links, including the train station. The property is an ideal home for a wide demographic of buyers, offering spacious rooms that are presented with a blank canvas of décor. It benefits from a southeast-facing aspect and also enjoys a large rear garden that is fully enclosed.

Extras: all fitted floor coverings, light fixtures, an integrated oven and ceramic hob, an undercounter fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Traditional end-terrace house
- Convenient location in West Calder
- Predominantly neutral interiors
- Entrance hall with storage and WC
- Dual-aspect living room with garden access
- Dual-aspect kitchen/dining room
- Two airy double bedrooms
- En-suite shower room with storage
- Three-piece family bathroom
- Large private rear garden with a shed
- On-street parking in the vicinity
- EPC rating - D
- Council Tax Band - D







“ THREE-PIECE FAMILY
BATHROOM AND AN
EN-SUITE SHOWER ROOM
WITH STORAGE”

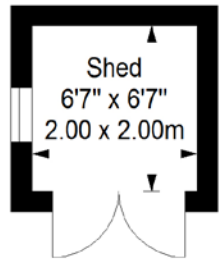




FLOORPLAN

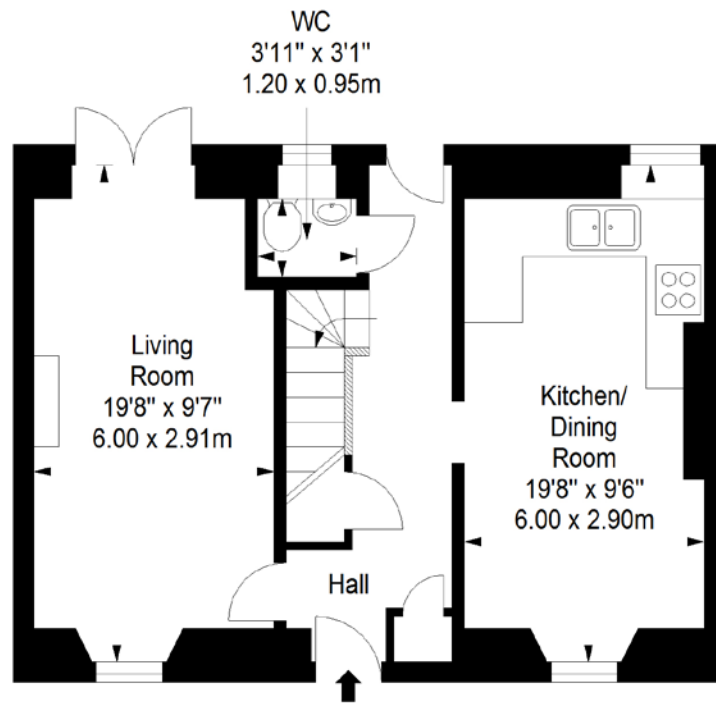
Shed

Approx. 4.0 sq. metres (43.1 sq. feet)



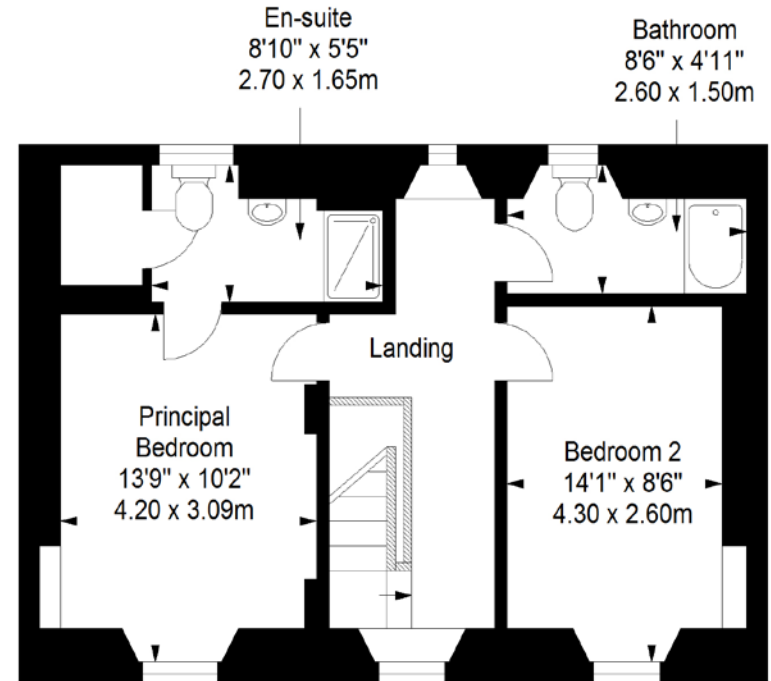
Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)



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