

Jardine Phillips  
Solicitors • Estate Agents

WEST CALDER

28 HARBURN ROAD  
EH55 8AH



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EPC RATING: E

OFFERS OVER £375,000

## PROPERTY DESCRIPTION

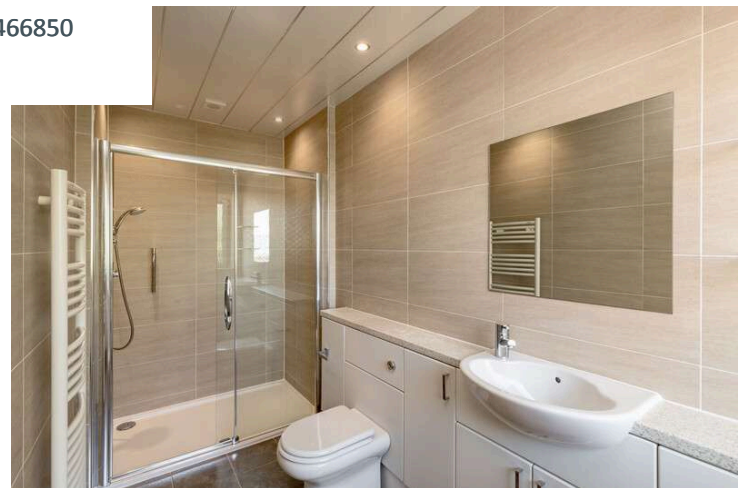
- Vestibule leading to wide open hallway with skylight providing lots of natural light and three cupboards, one of which houses the boiler & hot water tank
- Large, sunny triple aspect living room to the front overlooking the beautiful gardens
- Spacious kitchen/breakfast room with wide range of wooden units & appliances, access to the side of the property and a handy downstairs wc
- Elegant dining room with fitted cupboard and views over the front – could be used as a bedroom
- Bedroom one overlooking the rear garden with good range of fitted wardrobes and contemporary ensuite with large walk in shower and built in vanity sink unit & wc
- Bedroom two with fitted wardrobes and ensuite with shower cubicle, sink & wc
- Bedroom three with fitted wardrobes
- Bedroom four – could also be used as a dining room or family room
- Roomy family bathroom with bath, sink, wc & heated towel rail
- Gas central heating and double glazed windows
- Stunning south west facing front garden with large areas of lawn bordered by shrubs & trees and space to sit out
- Paved courtyard garden to rear surrounded by borders with shrubs, trees, flowers, raised beds and space to sit out, together with a sunroom & garden shed
- Driveway with off street parking for a number of cars and a double garage



## VIEWING

Sunday 2-4pm

0131 4466850





## AMAZING FOUR BED DETACHED BUNGALOW NOW REQUIRING SOME UPDATING IN POPULAR WEST CALDER LOCATION

With a lovely outlook over the bowling club to the front and minutes from Parkhead Primary School, this superb property would make a perfect modern family home. There is spacious, flexible accommodation including four bedrooms, two public rooms, three bathrooms, a large kitchen and beautiful gardens surrounding the property, together with off street parking and a detached double garage. Located close to the centre of West Calder with its train station and excellent range of amenities. Easy access to both Edinburgh & Glasgow, making it perfect for commuters.

### AREA

Situated in West Lothian, West Calder, and its surrounding villages, provide a laid-back lifestyle with easy access to the great 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 sports and leisure activities, West Calder also boasts a community centre with a fully equipped gym, a dance studio, an outdoor pitch & 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 £32 million school built in 2018. There

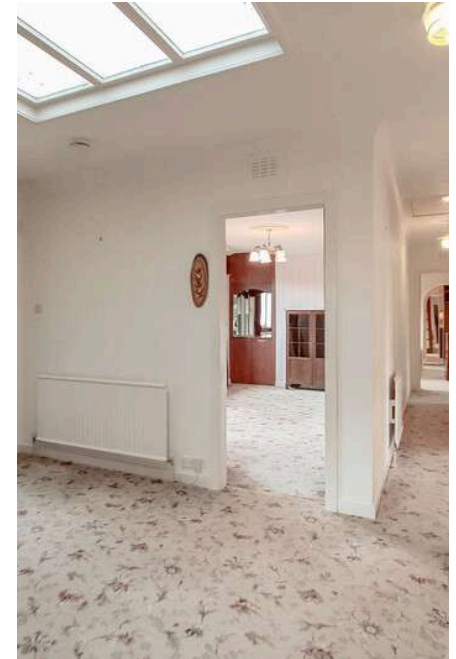
is also easy access to various schools in the private sector, including George Watson's, George Heriot's and Erskine Stewart's Melville Schools. West Calder is a popular commuter village, owing to its convenient road & rail links between Edinburgh & Glasgow, and proximity to both international airports.

### EXTRAS

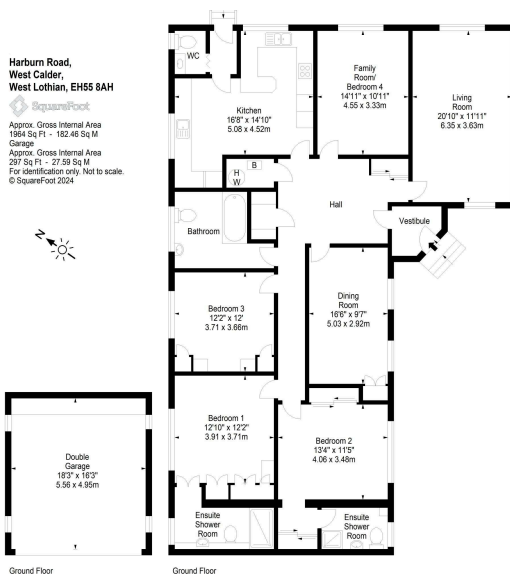
The blinds/curtains, light fittings, electric hob, double oven, cooker hood, freestanding fridge freezer, washing machine and tumble dryer are included in the sale.

### HOME REPORT VALUATION

£400,000



|                        |                              |
|------------------------|------------------------------|
| Living room            | 20'10 x 11'11 (6.35 x 3.63m) |
| Dining room            | 16'6 x 9'7 (5.03 x 2.92m)    |
| Kitchen/breakfast room | 16'8 x 14'10 (5.08 x 4.52m)  |
| Bedroom 1              | 12'10 x 12'2 (3.91 x 3.71m)  |
| Bedroom 2              | 13'4 x 11'5 (4.06 x 3.48m)   |
| Bedroom 3              | 12'2 x 12' (3.71 x 3.66m)    |
| Bedroom 4/family room  | 14'11 x 10'11 (4.55 x 3.33m) |



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.