










Offers Over

£300,000

7 Burngrange Park

West Calder | West Lothian | EH55 8HF

This detached executive family home is situated in a modern yet well-established residential development, perfect for families. It offers excellent commuting links both east and west, making travel convenient. The area is well-served by local schools and amenities. The property features private gardens, providing a peaceful outdoor space, along with a detached garage for added convenience.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Welcome to this inviting home, starting with a welcoming hallway that includes a convenient WC. The dual-aspect reception room features a decorative fireplace and stylish laminate flooring, creating a warm and cozy space for relaxing or entertaining. The spacious dining kitchen boasts classic wall and base units, providing plenty of storage, and a large dining area that leads to a bright conservatory at the rear. Off the kitchen, you'll find a utility room with side-door access, offering practicality and additional storage. At the front of the property, there is a room currently set up as a formal dining area, though it could easily serve as a fifth bedroom or an ideal study/home office, offering great flexibility. Upstairs, you'll find the main sleeping accommodation. The principal bedroom is a highlight, featuring built-in wardrobes and a modern en-suite shower room. The en-suite is fully tiled and includes a sleek, white two-piece suite with an integrated vanity unit and a spacious shower cubicle fitted with a dual thermostatic shower. Two additional generously sized double bedrooms are located on either side of the property—one facing the front and the other the rear—both with mirror-fronted built-in wardrobes. A fourth, well-proportioned double bedroom with a front aspect and soft carpeting completes the upstairs layout. The family bathroom is elegantly finished with a white three-piece suite and built-in vanity storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Outside, the property offers a separate lock-up garage, providing secure parking for two vehicles. The decorative front lawn adds to the curb appeal, while the enclosed rear garden, with its spacious lawn and patio area, creates a perfect, family-friendly outdoor space for entertaining and relaxation.

Communal areas and landscaped areas are maintained by a factoring company Hacking & Paterson at a cost of approx. £42 - £48 per quarter.

Viewing

Please contact Neilsons on 0131 625 2222.





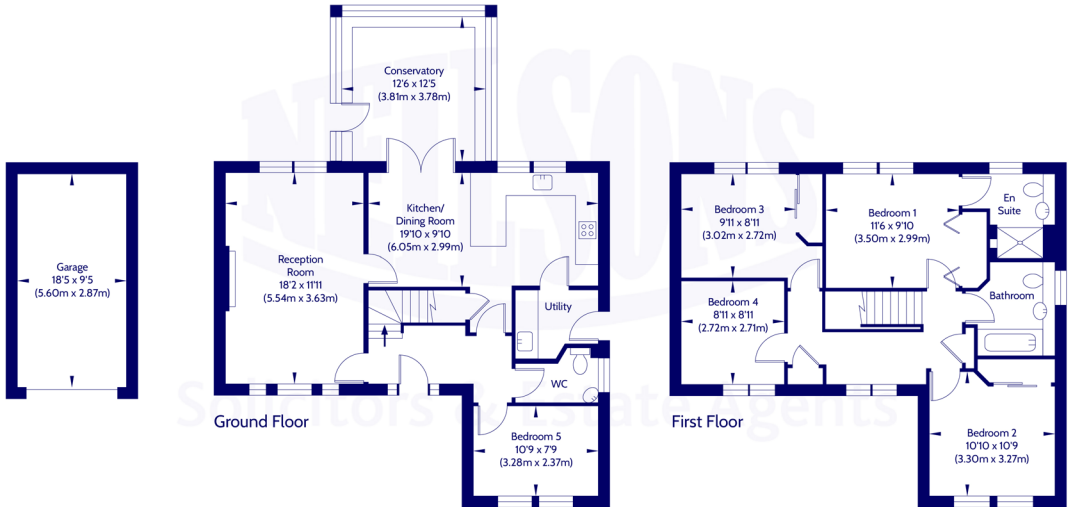
Location

The town of West Calder lies approximately three miles west of Livingston with convenient access by road or rail to Edinburgh, Livingston, Glasgow and surrounding towns. West Calder has a good range of local shopping and a good choice of schooling, ranging from nursery level to secondary level. Superb shopping and recreational facilities are available at Livingston within the Almondvale Centre and McArthur Glen designer outlet. There is a good choice of golf courses in the vicinity. Commuters benefit from convenient access to the M8 motorway linking Edinburgh to Glasgow and additional access to Edinburgh Airport, the M9, M90 and the Forth Road Bridge which are also accessible.





Approx. Gross Internal Floor Area 143.58 Sq M / 1545 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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