



10 OLD SCHOOL COURT

Polbeth, West Calder, EH55 8FF



1

Public Room



3

Bedrooms



1

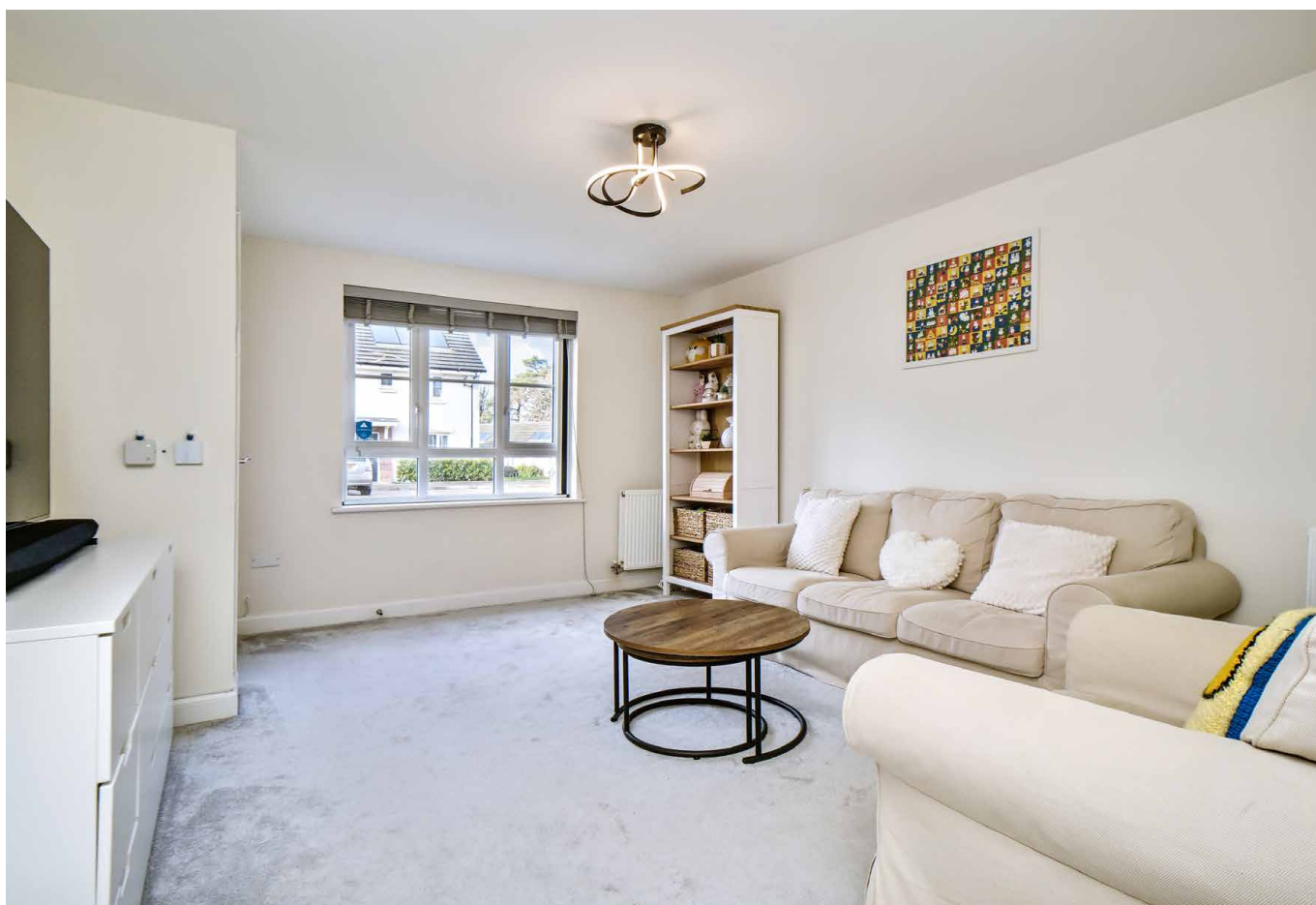
Bathroom



10 OLD SCHOOL COURT

This three-bedroom semi-detached house is an immaculately presented home with stylish, contemporary interiors and spacious accommodation ideal for a wide variety of buyers, including young families, first-time buyers, and professionals. The features a bright west-facing living room with a useful storage cupboard, a modern dining kitchen with a separate utility room and access to the rear garden, and a family bathroom with an overhead shower and a heated towel warmer, as well as a convenient ground-floor WC. Furthermore, the property offers private lawned gardens.

Set within a sought-after modern development in Polbeth, the home enjoys excellent access to local amenities, including shops, schools, and open green spaces. Nearby Livingston provides extensive retail centres and additional services, while the area is well-connected by reliable transport links, with rail links just a short drive away. 10 Old School Court also offers convenient road access to West Calder, the surrounding towns, and central Edinburgh.







B

**EPC
RATING**

D

**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Semi-detached house in Polbeth
- Part of a modern development
- Entrance hall with a stairwell
- West-facing living room with storage cupboard
- Modern dining kitchen with utility room
- Two double bedrooms (one with storage)
- Versatile third bedroom
- Bathroom with overhead shower
- Private garden

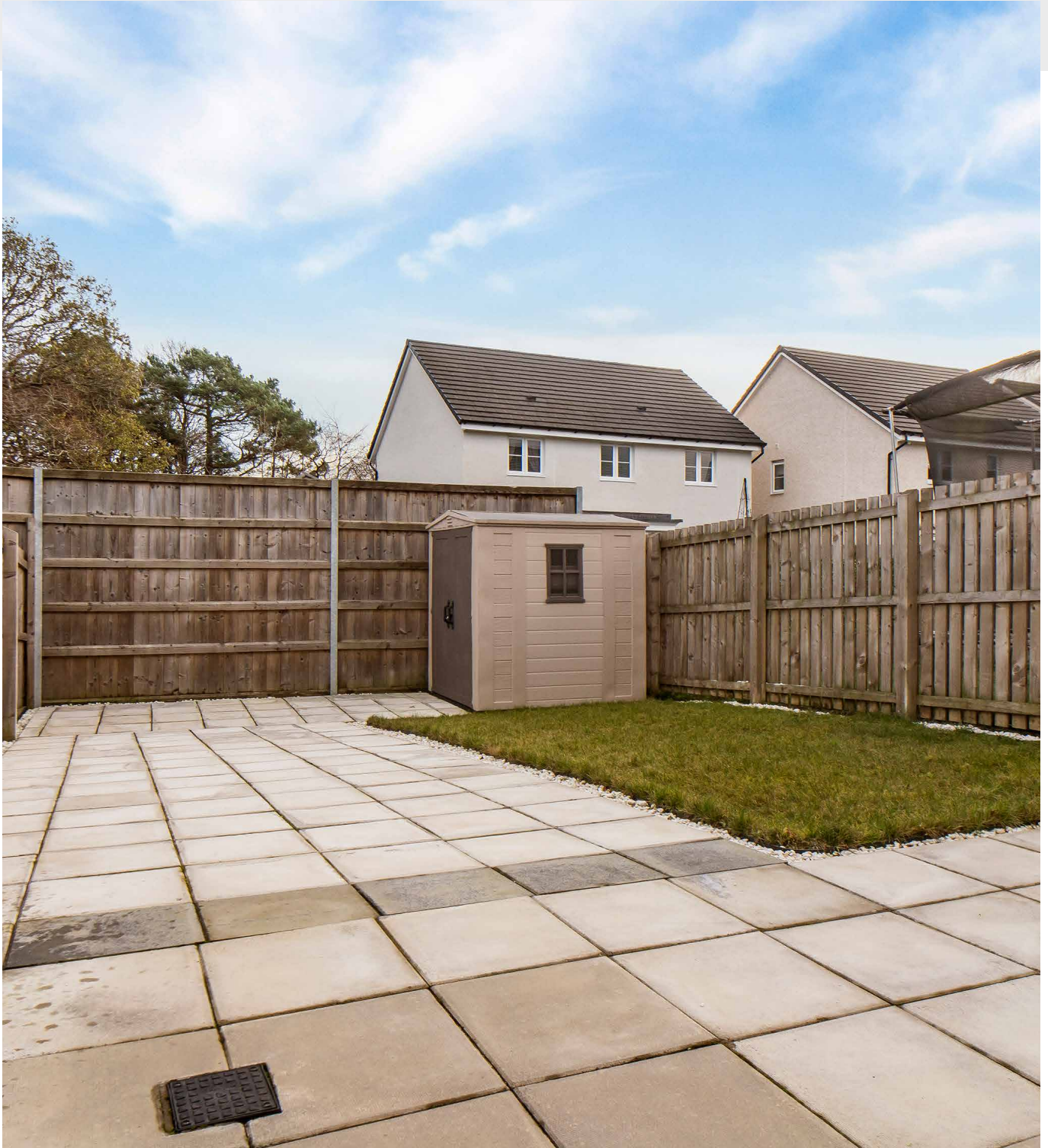






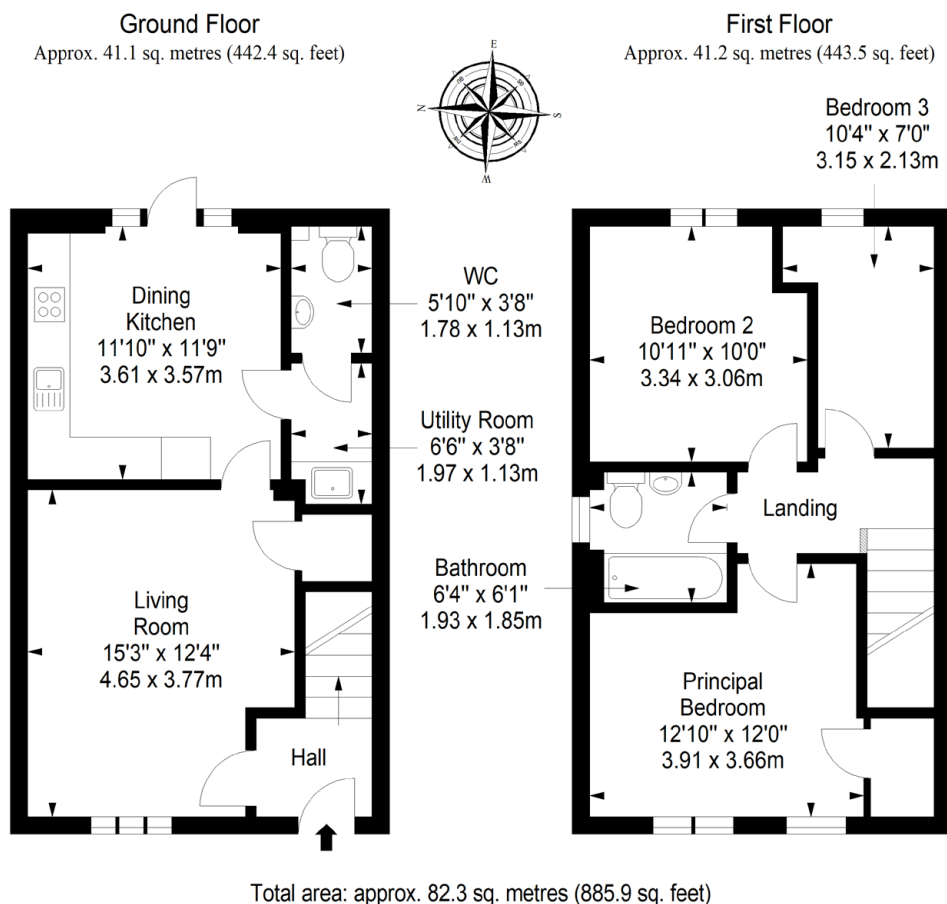
Extras: The sale includes integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross + Liddell at an approximate yearly cost of £130.00.



POLBETH, WEST LOTHIAN

Polbeth is a former mining village in the county of West Lothian, bordering the village of West Calder and the town of Livingston. Polbeth itself is home to reliable village amenities, including convenience stores, a pharmacy (with a doctor's surgery available in West Calder), a coffee shop, and a takeaway, as well as play parks and a Community Hub offering a wealth of groups and classes for all interests and ages, a community shop, and a co-working space, whilst a short drive or bus journey will take you to Livingston's outstanding shopping facilities. For families with children, schooling at primary and secondary levels is available in Livingston, where there is also a college campus for tertiary education. The Five Sisters Zoo is on the edge of the village, offering a fantastic day out for the whole family, with further family friendly venues and attractions in Livingston and further afield in Edinburgh and Glasgow. For the active type, the area enjoys a wealth of green space for outdoor exercise, with indoor fitness and leisure facilities available in Livingston. Polbeth offers regular bus services connecting across the county and further afield, as well as benefiting from nearby road links and two train stations within easy driving distance, making travelling by road or rail easy and efficient.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.