

65 Five Sisters View

POLBETH, WEST CALDER, EH55 8FJ



Modern living within an established and well-maintained home, a four-bed detached family home offering generous living space



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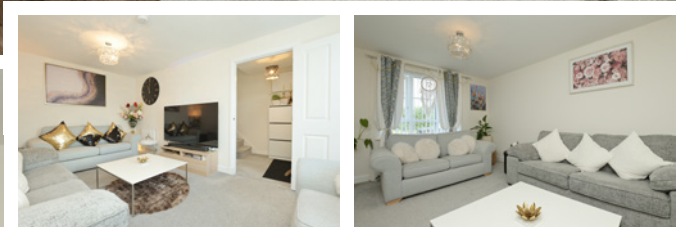


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McEwan Fraser Legal is delighted to present Five Sisters View to the market. Set within a popular modern development, number 65 is an impressive detached home which offers spacious and versatile accommodation ideally suited to growing families. The property enjoys excellent kerb appeal with a monoblocked driveway, integral garage and attractive frontage, while internally it has been exceptionally well maintained and thoughtfully presented throughout.

THE LIVING ROOM



The welcoming entrance hall immediately creates a bright and inviting first impression and provides access to the principal ground floor accommodation. Positioned to the front of the property, the spacious living room offers an elegant yet comfortable setting for everyday family living and entertaining.

THE KITCHEN/DINER



To the rear, the home truly comes into its own with a superb open-plan dining kitchen stretching across the width of the property. Designed with modern family life in mind, this fantastic space offers an excellent range of contemporary units, generous worktop space and ample room for both dining and socialising. French doors and additional glazing allow natural light to flood the room while creating a seamless connection to the rear garden, making it an ideal space for hosting family and friends throughout the year.

Located directly off the kitchen, the utility room provides valuable additional storage and laundry space with convenient access to the garden. A ground floor WC completes the accommodation on this level.



THE UTILITY & WC





The upper landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly impressive space, benefiting from fitted mirrored wardrobes and a stylish en-suite shower room. The remaining three bedrooms offer excellent flexibility for family members, guests or those requiring home working space, with bedroom two also featuring fitted storage. The contemporary family bathroom is finished to a high standard and comprises a bath, wash hand basin and WC.

THE BATHROOM



BEDROOM 1



a particularly impressive space, benefiting from fitted mirrored wardrobes and a stylish en-suite shower room



BEDROOM 2



BEDROOM 3



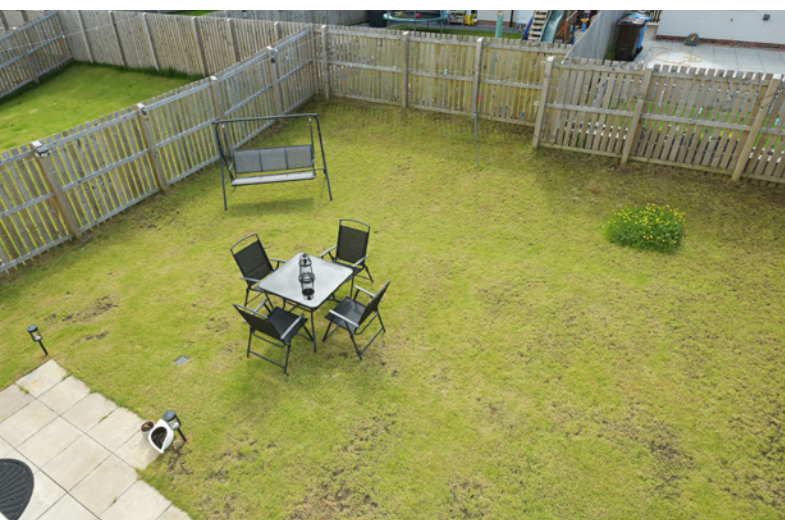
BEDROOM 4



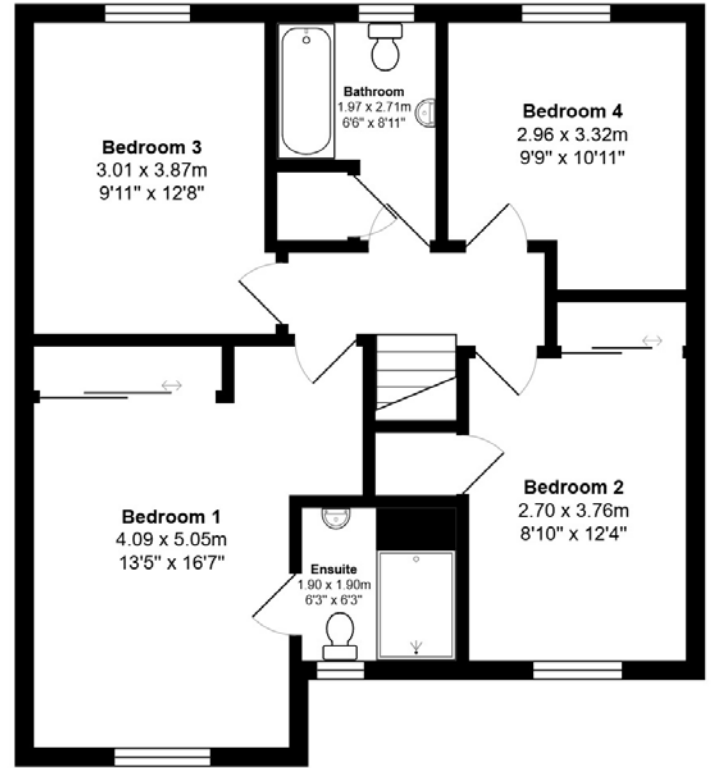
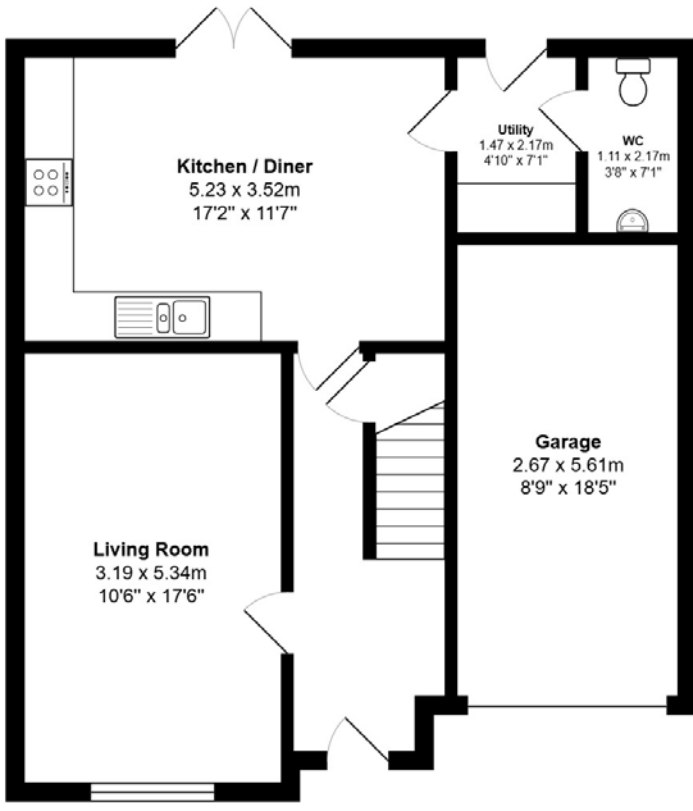
Externally, the property continues to impress. The enclosed rear garden offers a generous area of lawn alongside a patio seating area, creating a safe and private environment for children, pets and outdoor entertaining. The garden has matured nicely since the property was first completed, providing buyers with an outdoor space that is already established and ready to enjoy from day one.

Throughout the home, buyers will appreciate the benefits of modern construction, contemporary styling and energy-efficient living, all within a property that has already been carefully maintained and refined to create a comfortable and welcoming family home.

EXTERNALS

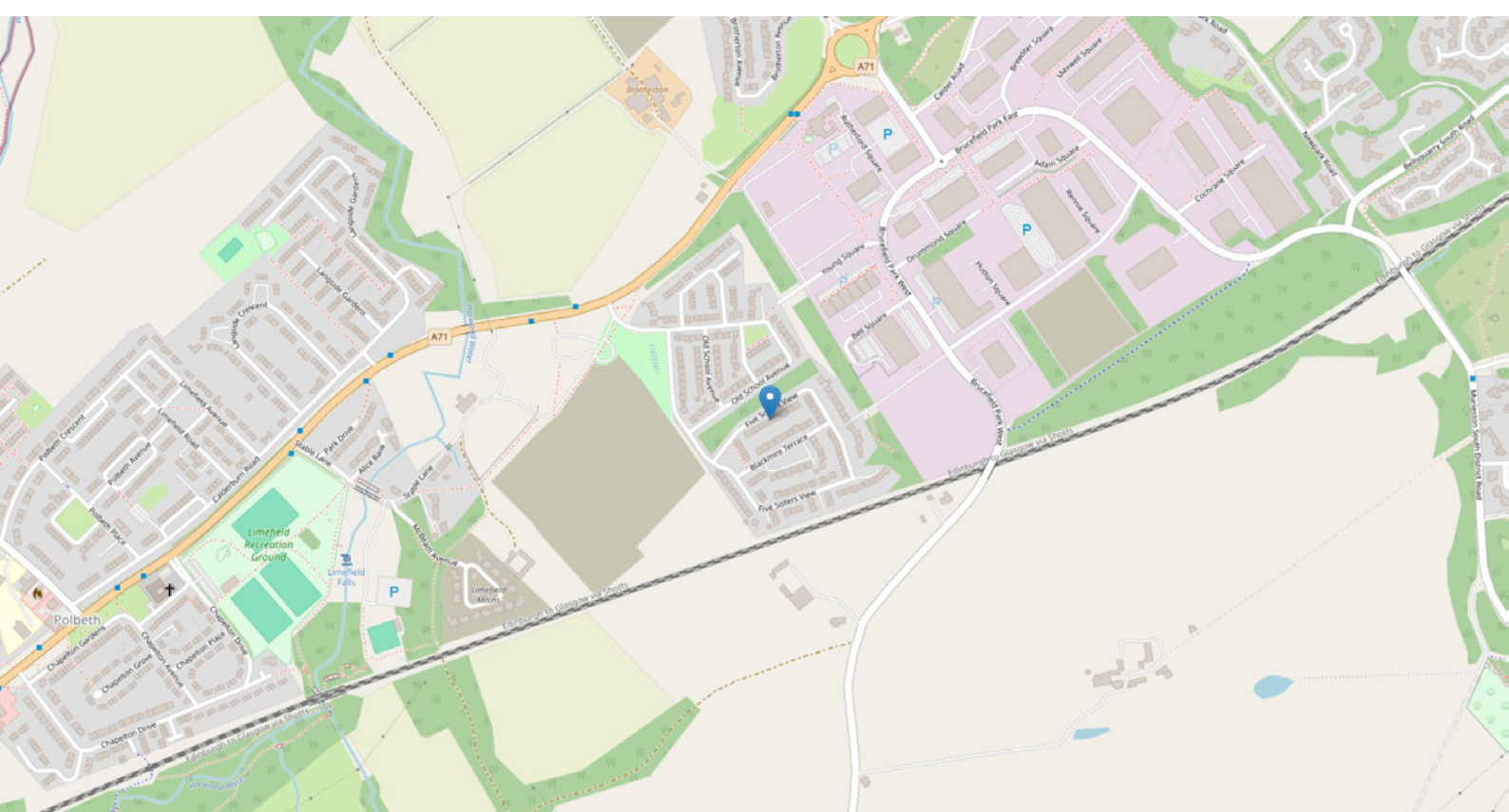


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 119m² | EPC Rating: B



THE LOCATION

Five Sisters View enjoys an excellent position within the ever-popular town of West Calder, making it an ideal choice for families and commuters alike. The area is particularly well regarded for its excellent educational provision, with a selection of primary schools nearby and secondary education available at the highly regarded West Calder High School. A number of nursery and childcare facilities are also available locally, making the area especially attractive for growing families.

The town itself offers a wide range of everyday amenities including local shops, supermarkets, cafés, healthcare facilities, leisure amenities and community services, ensuring all daily requirements are well catered for. Larger shopping and entertainment facilities can be found within nearby Livingston, home to The Centre, Livingston Designer Outlet and an extensive selection of restaurants, cafés and leisure attractions.

For those commuting throughout Central Scotland, the location is exceptionally well placed. West Calder Railway Station provides regular direct services to both Edinburgh and Glasgow, making it an excellent option for those travelling for work or leisure. The nearby A71 and M8 motorway network also offer convenient road connections to Edinburgh, Glasgow, Livingston, Bathgate and beyond, allowing easy access across the central belt.

Despite its excellent transport links, West Calder retains a welcoming community feel and enjoys an enviable setting surrounded by beautiful West Lothian countryside. Residents can enjoy an abundance of nearby walking routes, parks and outdoor spaces, with Almondell & Calderwood Country Park, Polkemmet Country Park and the Pentland Hills all within easy reach.

Combining strong schooling options, outstanding commuter links, excellent local amenities and access to open countryside, West Calder continues to be one of West Lothian's most desirable locations for families, professionals and those seeking the perfect balance between convenience and lifestyle.



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