

# 19B Westwood View

WEST CALDER, WEST LoTHIAN, EH55 8PY



*FOUR-BEDROOM  
SEMI-DETACHED BUNGALOW*



01506 537 100



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

Part exchange available! McEwan Fraser is delighted to present this four-bedroom semi-detached bungalow to the market. Offered in good order, the property occupies a generous plot in a quiet cul-de-sac setting. The property is well placed for access to a full range of local amenities in West Calder while still enjoying a semi-rural feel due to the panoramic views over the open countryside to the rear. Internally, the property is bright, spacious, and boasts a flexible layout. Benefits include gas central heating, double glazing, a garage, a conservatory, and a large driveway for up to five cars.

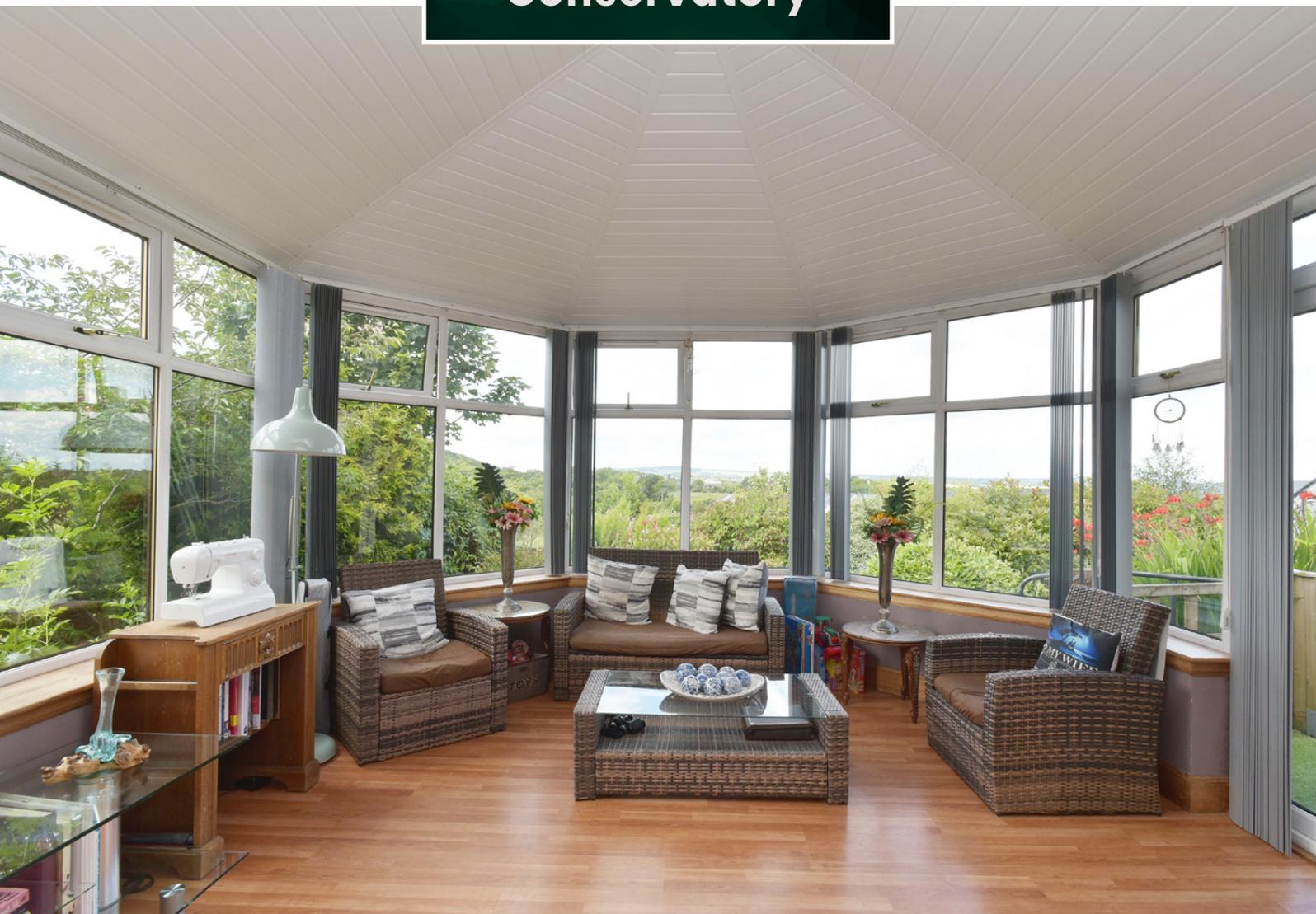
The house flows seamlessly from the minute you enter the spacious hallway with three large storage cupboards. The spacious living room faces the rear of property and boasts ample floor space for a large suite and supporting furniture. Double doors from the living room open into the conservatory and help create a charming free-flowing entertaining space.

---





## Conservatory





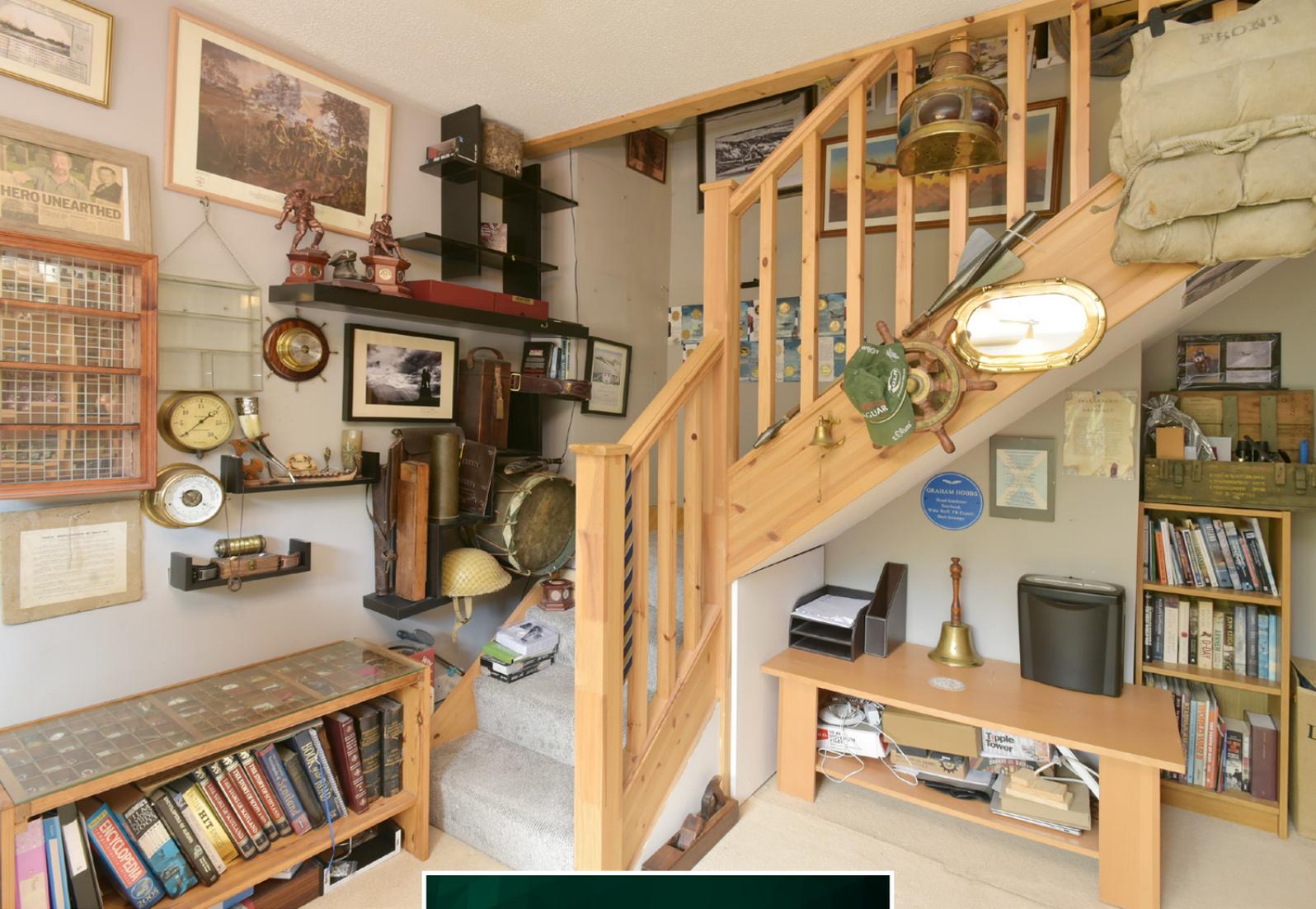
The kitchen also overlooks the rear garden and boasts a full range of base and wall-mounted units set against a tiled splash-back. There is a mixed range of free-standing and integrated appliances including a range style cooker. An attached utility room offers further storage and appliance space.





The four generous sized bedrooms are all workable double rooms. Bedroom one is the obvious master and it benefits from integrated wardrobes and an en-suite with WC and handbasin. Bedroom two could be ideal as a large study or a separate space for a teenager. It has stairs leading to the large, floored attic, perfect for storage or as a den. Bedroom three also enjoys integrated wardrobes. Bedroom four is currently utilised as a formal dining room for underlining the inherent flexibility offered by the property.





**Bedroom 2**



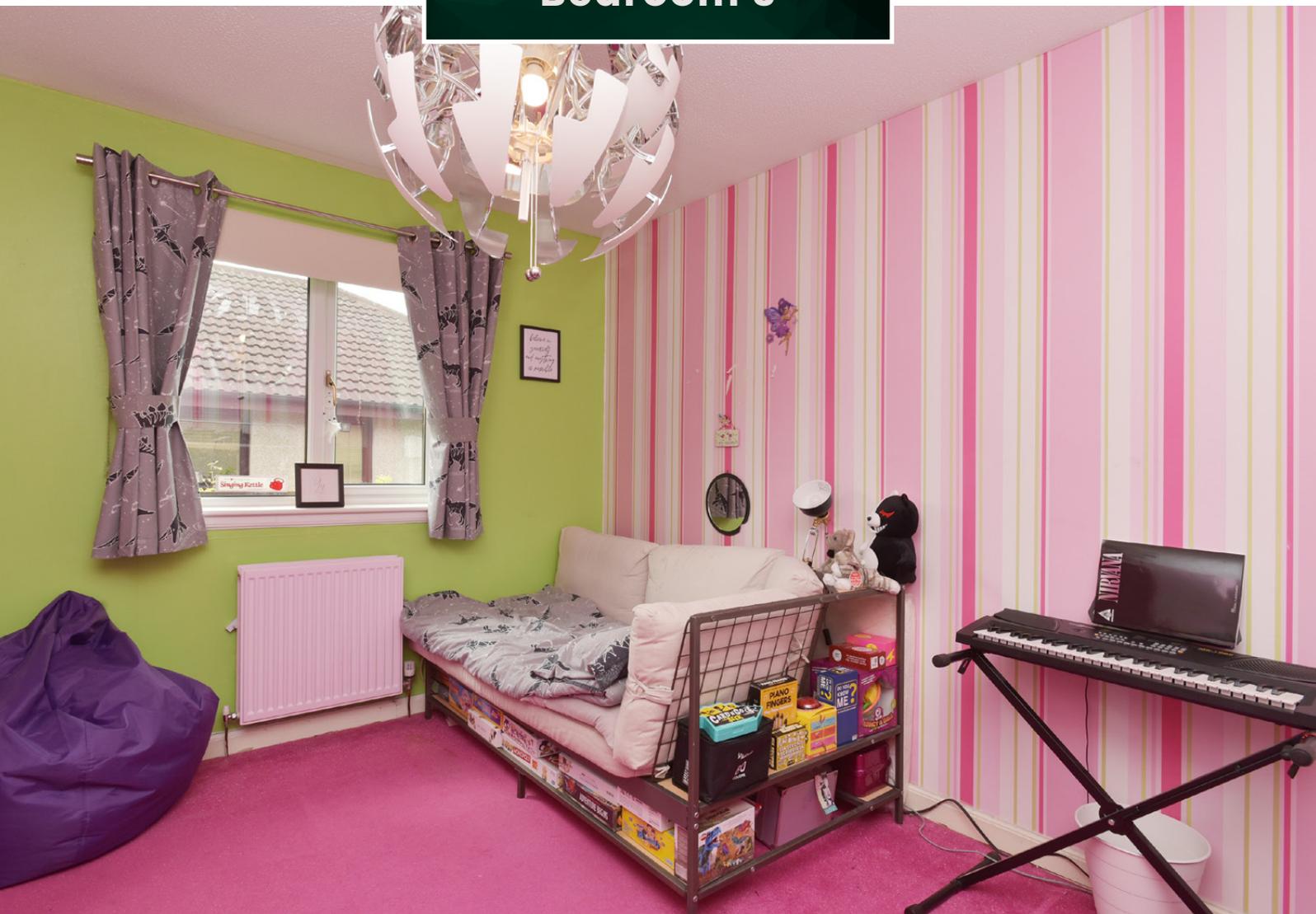


Attic





**Bedroom 3**

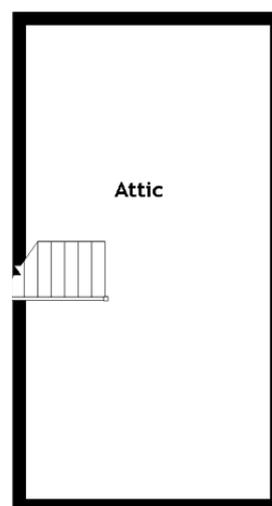
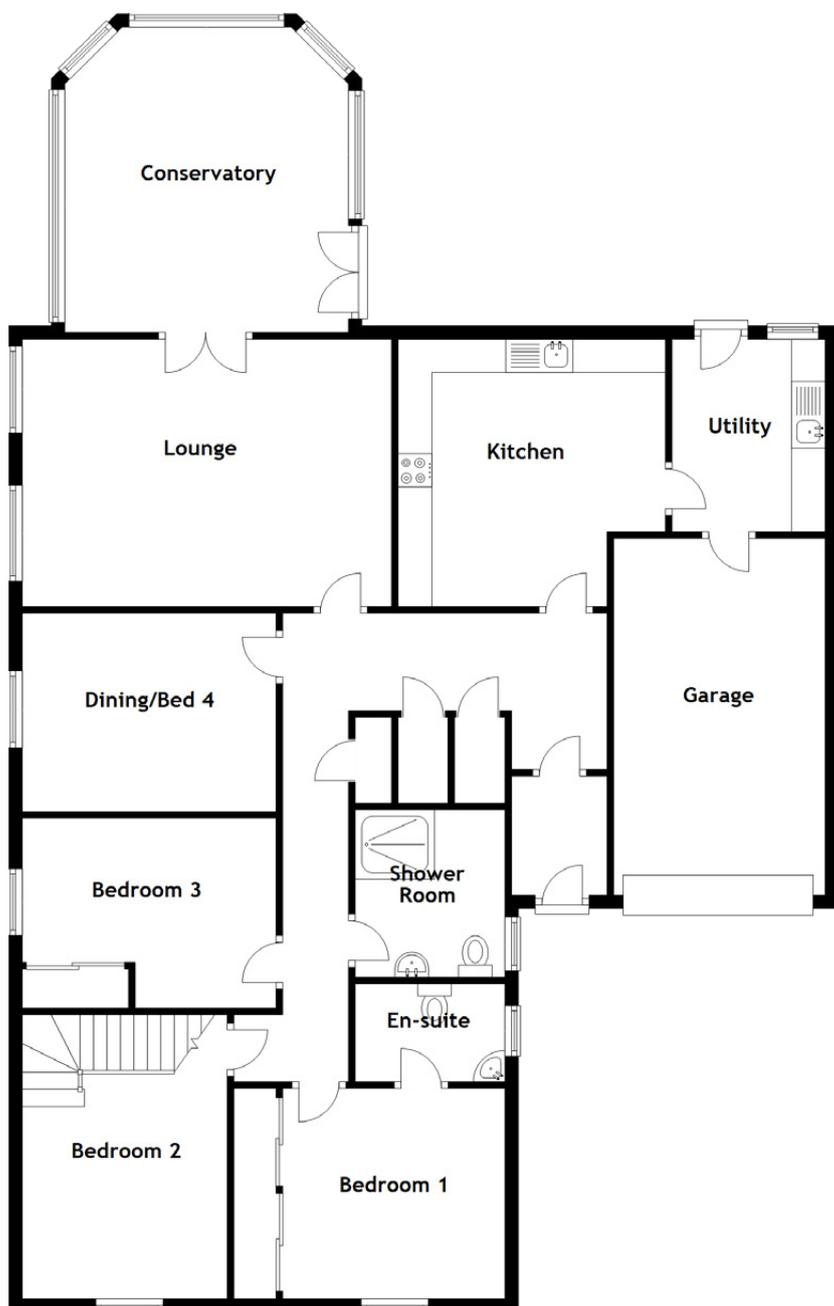




Dining/Bed 4







### Approximate Dimensions

(Taken from the widest point)

Lounge	5.49m (18') x 4.01m (13'2")	En-suite	2.23m (7'4") x 1.47m (4'10")
Kitchen	4.01m (13'2") x 3.97m (13')	Utility	2.89m (9'6") x 2.28m (7'6")
Conservatory	4.58m (15') x 4.22m (13'10")	Attic	7.11m (23'4") x 3.61m (11'10")
Bedroom 1	3.31m (10'10") x 3.16m (10'4")	Garage	5.35m (17'7") x 3.15m (10'4")
Bedroom 2	4.26m (14') x 3.05m (10')	Gross internal floor area (m <sup>2</sup> ): 141m <sup>2</sup>	
Bedroom 3	3.77m (12'5") x 2.85m (9'4")	EPC Rating: C	
Dining/Bed 4	3.77m (12'5") x 2.98m (9'9")		
Shower Room	2.51m (8'3") x 2.23m (7'4")		



Externally, the property has a substantial mono-blocked driveway to the front, an enclosed rear garden, and an integral garage. The mature rear garden has established bedding areas, a greenhouse, and enjoys sweeping views over the surrounding countryside.







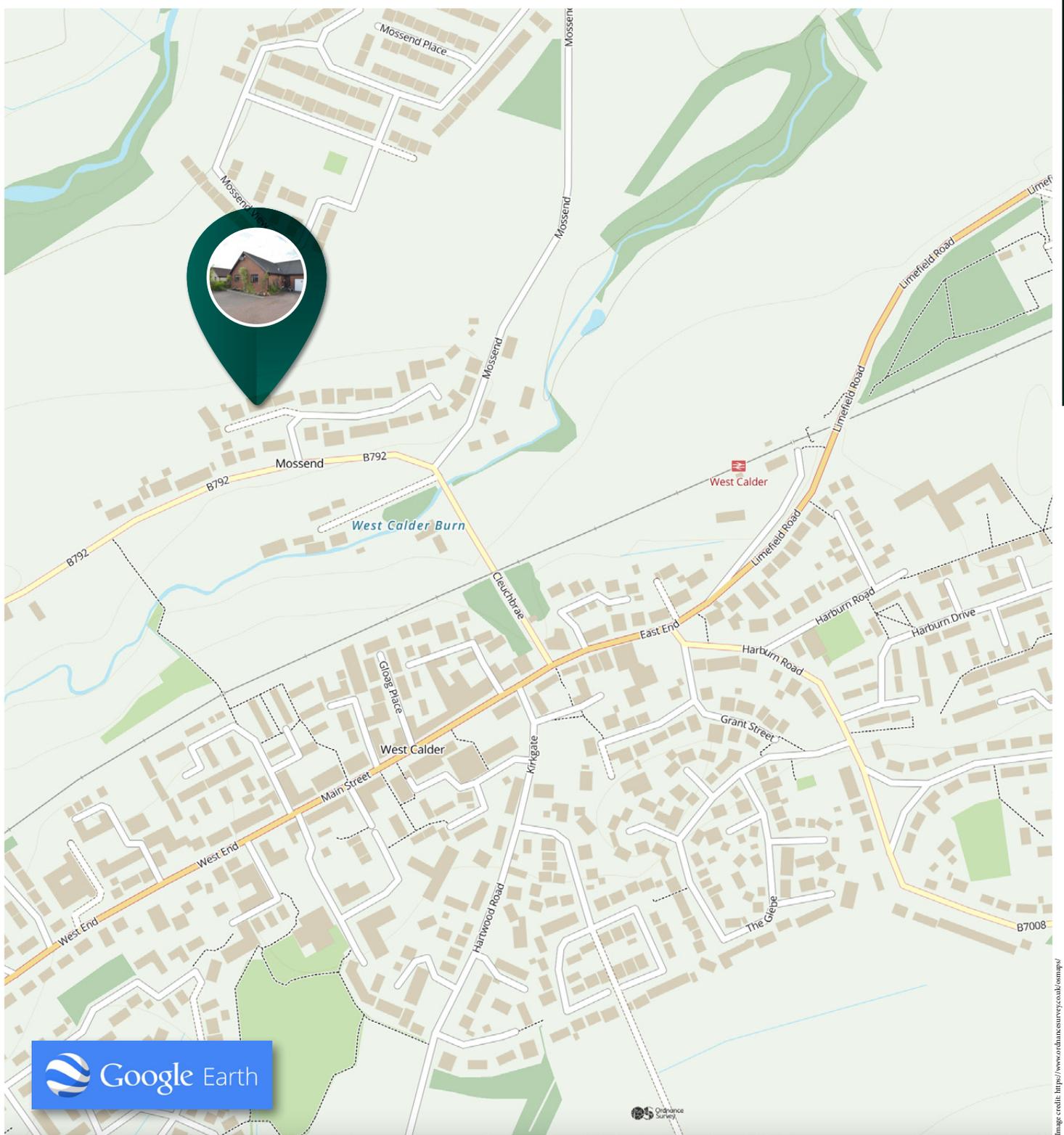
Image credit: [https://en.wikipedia.org/wiki/West\\_Calder](https://en.wikipedia.org/wiki/West_Calder)

---

Situated in West Lothian, West Calder, and its surrounding villages, promise a laid-back lifestyle with easy access to the great Scottish 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, and 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. West Calder is a popular commuter village, owing to its convenient road and rail links between Edinburgh and Glasgow, and proximity to both international airports.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.