



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01506 537 100

**21 Westwood View**

WEST CALDER, WEST LOTHIAN, EH55 8PY

# The Location



West Calder is a popular West Lothian village which lies only a few miles to the West of the city boundary and is well placed for all the amenities within the town. Nearby Livingston town centre is approximately two miles away. The Almondvale Shopping centre and McArthur Glen Retail Outlet provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an almost totally enclosed shopping precinct, also offers theatres, cinemas, a leisure pool and football stadium. Located close to Livingston on the A71 and, as such, is within comfortable commuting distance of both Edinburgh and Glasgow, the M8 is approximately five minutes drive and links Stirling and beyond, however the property is situated far enough away not to be a nuisance with noise or pollution. Livingston North, South, West Calder and Bathgate train stations can be reach in a matter of five minutes via car, and all have regular links to Edinburgh and Glasgow. Edinburgh International Airport is approximately fourteen miles away and is accessed via the M8, which is located approximately two miles from the property. West Calder itself has a good range of local shops and services and offers both primary and secondary education within the catchment area of this property. There are golf courses at Harburn, Deer Park and Dalmahoy (which also has a spa and gym). Equestrian centres, fishing, hunting and hill walking are all available nearby. There is no shortage of leisure facilities, such as the leisure centre over at Deans. Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium. For those who prefer wide-open spaces, the Almond Valley, following the course of the River Almond, provides pleasant country-like walks as well as a trim course and riverside gardens.





---

# The Property

---

Part exchange available! McEwan Fraser is delighted to present this four bedroom detached bungalow to the market. Occupying a generous plot at the end of a quiet cul-de-sac, the property has a fantastic semi-rural feel while still being close to the full range of amenities on offer in West Calder. Spacious and bright internally, the property enjoys excellent proportions and flexible living space. The high quality fit and finish throughout is a credit to the current owners and internal viewing is a must to fully appreciate all the property has to offer.

On entering the property, a handy vestibule opens into find a wide welcoming hallway which gives access to all principal apartments and includes integrated storage. Immediately to your right, you will find the main lounge. Focused towards a stunning custom fireplace, the lounge offers ample floor space for a variety of different furniture configurations. The large dining kitchen also provides ample entertaining space. Alongside a large dining table, the kitchen offers huge prep and storage space for the aspiring chef. Comprised of a generous range of quality base and wall mounted units, the kitchen plays host to all mod cons and even has space for an American style fridge freezer. An attached utility room gives further storage and space for washing machine and tumble dryer. Entertaining space is completed by a stunning sun room with vaulted ceiling, stove and French doors onto decking overlooking the garden and surrounding farmland.

There are three double bedrooms accessed straight from the main hall. The master bedroom is particularly generous and further benefits from a modern en-suite shower room. The fourth bedroom is in the converted loft space and also benefits from an en-suite shower room. The stair case to the fourth bedroom are accessed through an original study which means it could almost be a self-contained apartment for a teenager. Internal accommodation is completed with an exceptional modern bathroom.

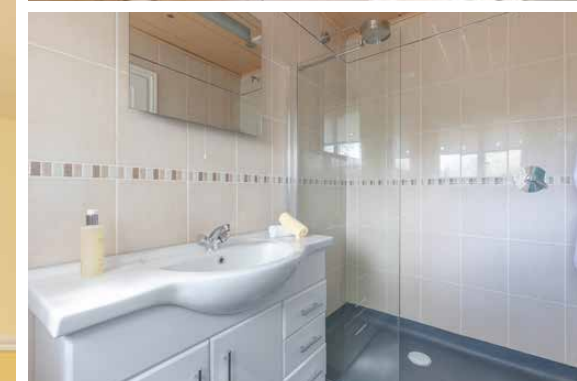
Externally the property boasts excellent views, a generous mature garden and large driveway with car port with parking for at least four cars.

---



Lounge & Sunroom







# The Details

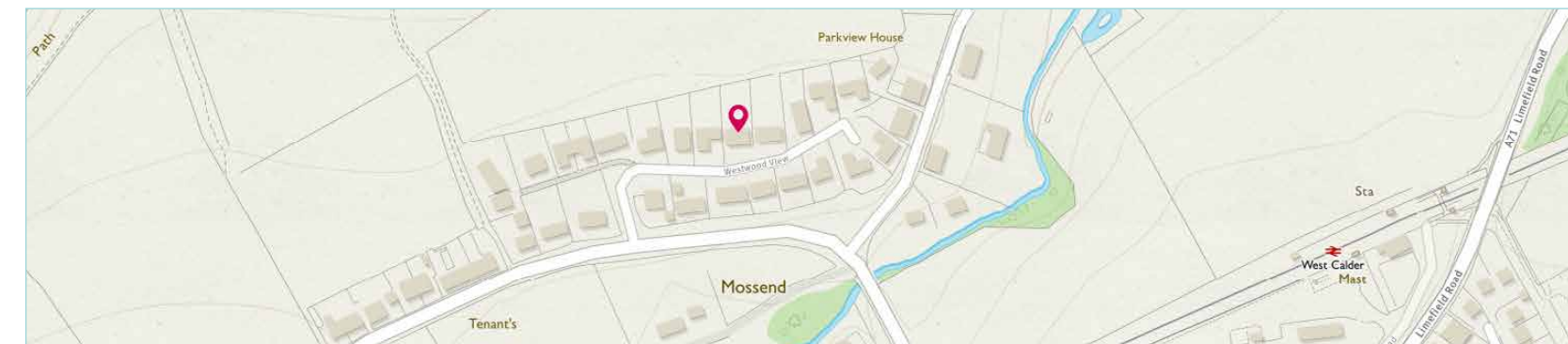


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.45m (21'2") x 4.48m (14'8")
Kitchen/ Dining Room	6.55m (21'6") x 3.06m (10')
Utility	3.31m (10'10") x 2.12m (6'11")
Sun Room	6.19m (20'4") x 3.15m (10'4")
Snug	3.53m (11'7") x 3.47m (11'5")
Bedroom 1	4.38m (14'4") x 3.27m (10'9")
En-suite	2.49m (8'2") x 1.54m (5'1")
Bedroom 2	3.39m (11'1") x 3.18m (10'5")
Bedroom 3	4.83m (15'10") x 2.67m (8'9")
Bedroom 4	3.94m (12'11") x 3.78m (12'5")
En-suite	1.88m (6'2") x 1.60m (5'3")
Bathroom	3.25m (10'8") x 2.27m (7'5")

Gross internal floor area (m<sup>2</sup>): 200m<sup>2</sup>

EPC Rating: D





# 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

**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.



Text and description  
**MICHAEL MCMULLAN**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**ABBEY TURPIE**  
 Designer