




McEwan Fraser Legal
Solicitors & Estate Agents
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14 Burnside Road
POLBETH, WEST CALDER, EH55 8TA

The Location

POLBETH, WEST CALDER, EH55 8TA

Polbeth lies only a few miles to the west of the Edinburgh boundary and is well placed for a range of local amenities. An additional and more varied range of facilities are available in Livingston. Being situated close to the M8 and A71, the town enjoys very easy communications with the rest of the country. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk, Stirling and all points north.

Within close proximity to the property, you have good rail links through to West Calder and Livingston South train stations. These provide quick and easy commuting access to Edinburgh, Glasgow and the surrounding areas. Shopping at Livingston could scarcely be more convenient.

McEwan Fraser Legal is delighted to present this two double bedroom, end terraced, house to the market. Presented in good internal order, the property has fantastic potential as a starter home for a young family and early viewing is highly recommended.

The internal accommodation is focused on a fantastic through lounge. The lounge is naturally bright with a large picture window, boasts neutral decor and has recently had new carpet laid. The kitchen is attached to the lounge and comprises a good range of base and mounted units. Hob and oven are integrated while space is provided for further free standing appliances.

Climbing the stairs, the master bedroom boasts ample floor space and neutral decor. There is ample space for a range of free standing furniture. The second bedroom is also a well proportioned double. The internal accommodation is completed a modern bathroom which is brand new and boasts a three-piece suite with shower over bath.

For extra warmth and comfort, the property boasts gas central heating and double glazing.

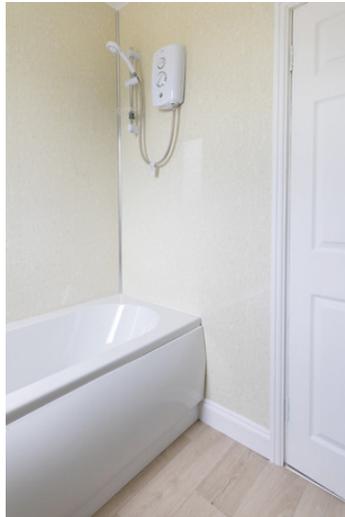
Externally, the property boasts a driveway, detached garage and private front and rear gardens.





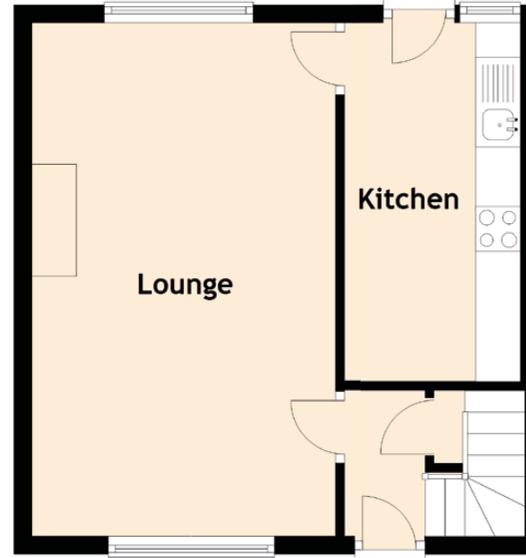
PRESENTED IN GOOD INTERNAL ORDER, THE PROPERTY HAS FANTASTIC POTENTIAL AS A STARTER HOME FOR A YOUNG FAMILY





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.74m (18'10") x 3.40m (11'2")
Kitchen	4.01m (13'2") x 1.98m (6'6")
Bedroom 1	4.51m (14'10") x 2.80m (9'2")
Bedroom 2	3.49m (11'5") x 2.91m (9'7")
Bathroom	1.93m (6'4") x 1.72m (5'8")

Gross internal floor area (m²): 63m² | EPC Rating: D

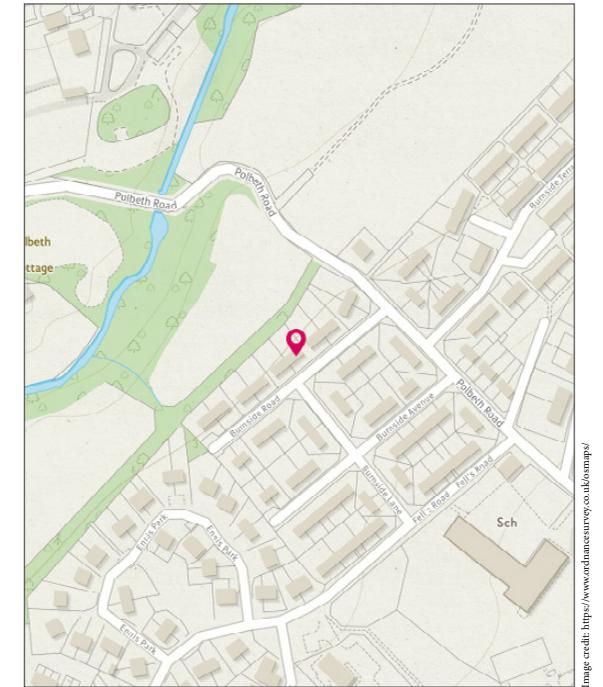


Image credit: <https://www.dimensions.co.uk/maps/>



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