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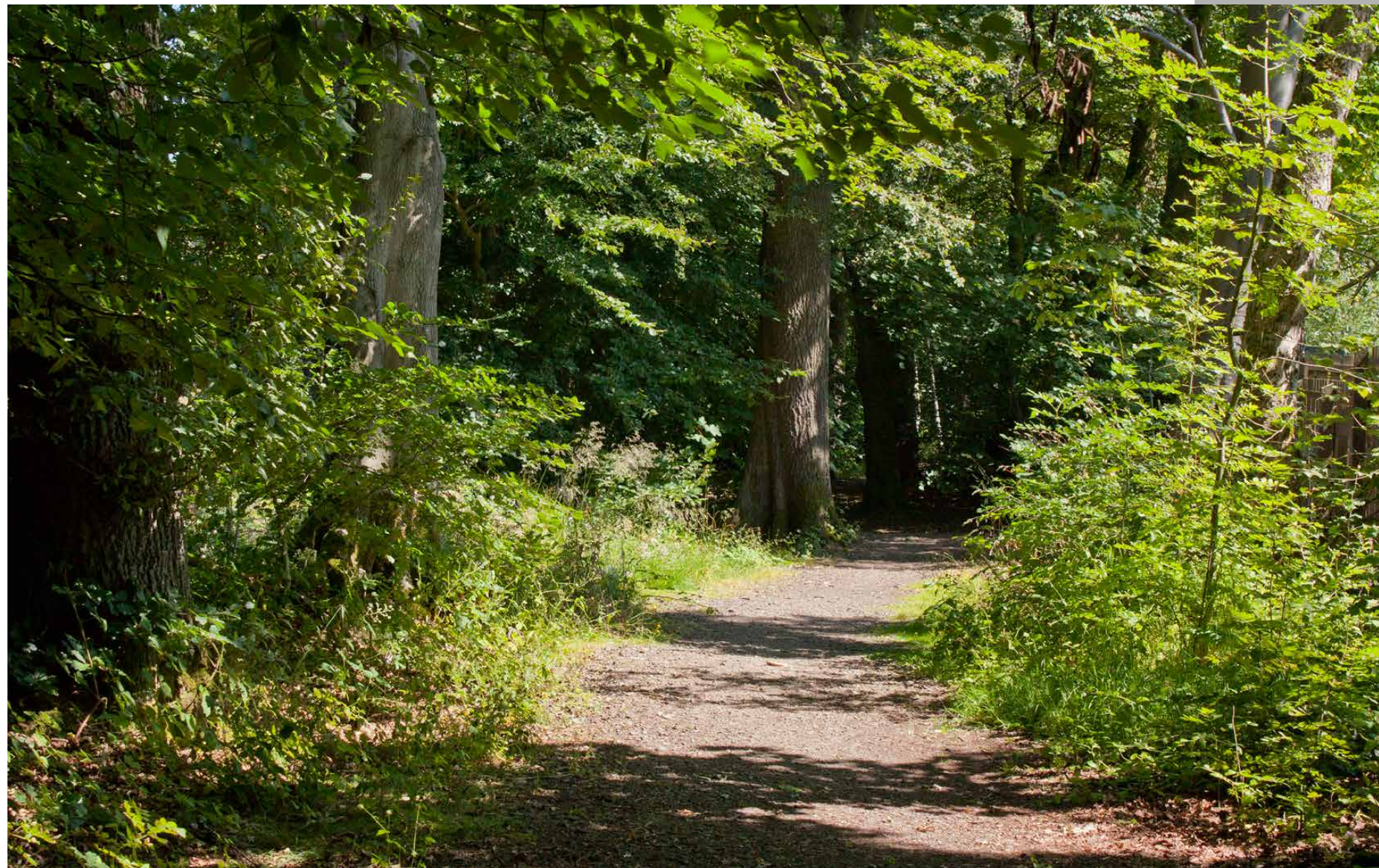
36 Burngrange Park
BURNGRANGE, WEST CALDER, EH55 8HF

LOCATION

EH55 8HF

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 reached 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.



36 BURNGRANGE PARK

McEwan Fraser is delighted to present this spacious, four bedroom, detached villa in West Calder's sought after Burngrange development. The property is presented in good order and boasts a large south facing garden; double integral garage; two public rooms; generous kitchen; utility room; en-suite master bedroom; three further bedrooms; family bathroom; and a large loft for additional storage. A handy vestibule opens into a welcoming central hallway which includes a WC, storage for day to day clutter and gives access to the kitchen and public rooms. The bright and spacious main lounge overlooks the front garden. The room is focused towards a gas fire place and boasts plenty of floor space for a large suite of furniture. The dining room faces the rear of the property. There is ample space for a six-seat dining table. French doors open from the dining room onto the south facing rear garden. This southerly aspect ensures the dining room is particularly bright when entertaining in the evening. The breakfasting kitchen is immediately adjacent to the dining room. Comprising a full range of base and wall mounted units, there is ample prep and storage space for the aspiring chef. Gas hob and electric oven are integrated alongside further free standing appliances. An attached utility room includes space for the washing machine and gives access to the double integral garage. Climbing the stairs, the master bedroom sits above the main lounge overlooking the front garden. The generous floor space on offer can support a variety to free standing furniture. There are also two large integrated wardrobes and an attached en-suite shower room. There are three further bedroom which also includes integrated storage. The internal accommodation is completed by the family bathroom which enjoys a three piece white suite and plenty of natural light.

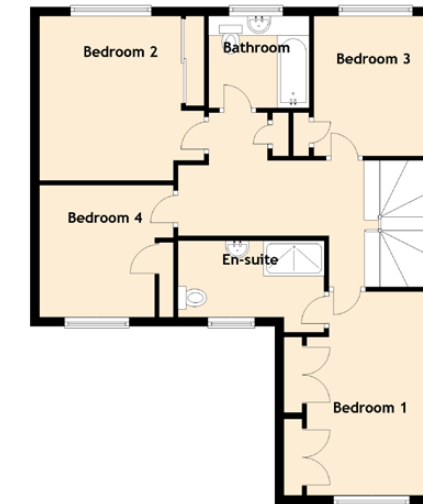
Externally, the property enjoys a double monoblock drive and lawn in keeping with surrounding properties. The rear garden largely laid to lawn but including a decked area, is very big for a modern house and sure to appeal to a buyer with young children. A near perfect southerly aspect ensures sunshine all day long.

This is a cracking family home and internal viewing is essential.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

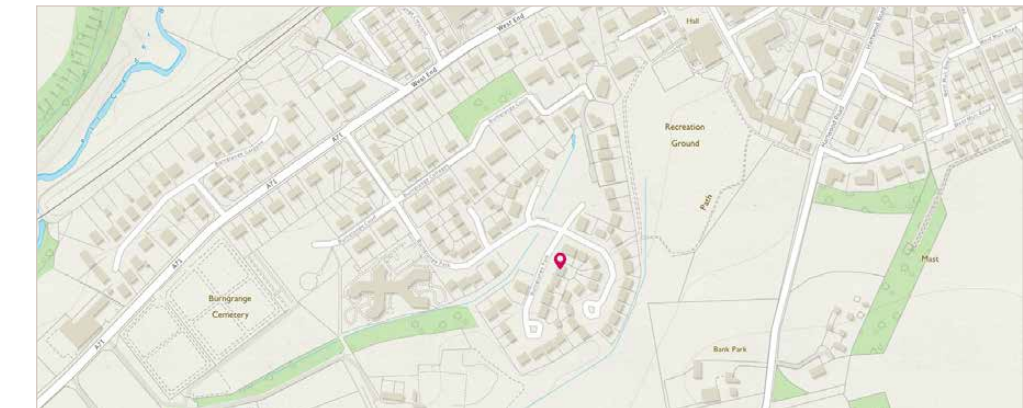


Approximate Dimensions
(Taken from the widest point)

Lounge	4.42m (14'6") x 3.97m (13')
Dining Room	3.09m (10'2") x 2.75m (9')
Kitchen	3.23m (10'7") x 3.09m (10'2")
Utility	2.50m (8'2") x 1.58m (5'2")
Garage	5.70m (18'8") x 5.40m (17'9")
WC	1.40m (4'7") x 1.13m (3'8")
Bedroom 1	4.45m (14'7") x 3.28m (10'9")
En-suite	3.20m (10'6") x 2.00m (6'7")
Bedroom 2	3.60m (11'10") x 3.58m (11'9")
Bedroom 3	3.05m (10') x 2.70m (8'10")
Bedroom 4	2.93m (9'7") x 2.66m (8'9")
Bathroom	2.20m (7'3") x 2.00m (6'7")
WC	1.40m (4'7") x 1.13m (3'8")

Gross internal floor area (m²): 122m²

EPC Rating: C



BEDROOMS & BATHROOM




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**Part
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Available**

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