

13 Mossend Gardens

WEST CALDER, WEST LOTHIAN, EH55 8UX



This extended four-bedroom detached modern house has been enhanced far beyond the builder's original specification



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McEwan Fraser is delighted to present this extended four-bedroom detached modern house to the market. The property is part of a sought-after modern development and was built by Walker Homes in 2018. Since then, the property has been enhanced far beyond the builder's original specification which includes the addition of a large sunroom that has transformed an already appealing kitchen diner into a truly versatile family living space. The property is offered to the market chain free.

THE LIVING ROOM

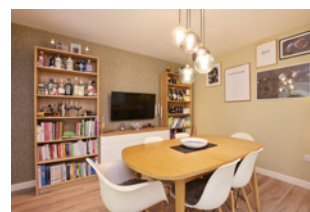


Entering the property, a welcoming hallway boasts contemporary colours, laminate flooring, and a ground-floor WC. A stylish main living room is on your right-hand side. Enjoying excellent levels of natural light arriving through a picture window, the living room has excellent proportions and boasts plenty of space for a variety of different furniture arrangements. This will give a new owner plenty of flexibility to create the ideal entertaining space.

THE KITCHEN/DINER & UTILITY



Moving along the hall you find the stunning dining kitchen which has been enhanced by the addition of a rear sunroom. This creates a versatile family living space that has space for a large dining table, additional seating, and ample additional furniture. The kitchen itself boasts a generous range of base and wall-mounted units that offer superb prep and storage space. A gas hob, electric oven, grill, dishwasher, and fridge freezer are all integrated. There is a space for a wine fridge and laundry facilities and additional storage can be found in an attached utility room.



THE SUNROOM



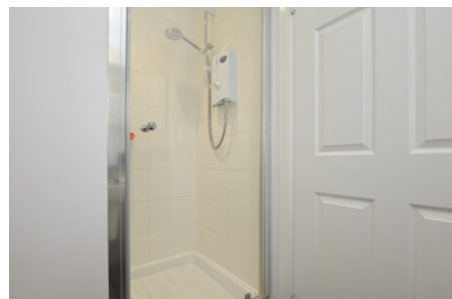


Climbing the stairs, the first-floor landing gives access to four double bedrooms, the family bathroom, and a loft space for additional storage. Bedroom one is a generous double with an integrated wardrobe and a contemporary en-suite shower room which is partially tiled. Bedrooms two and three are generous double bedrooms that overlook the rear garden. Bedroom four is a generous double that overlooks the front garden. Bedrooms three and four enjoy integrated wardrobes. The internal accommodation is completed by the family bathroom which is partially tiled and boasts a white three-piece suite and a separate shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



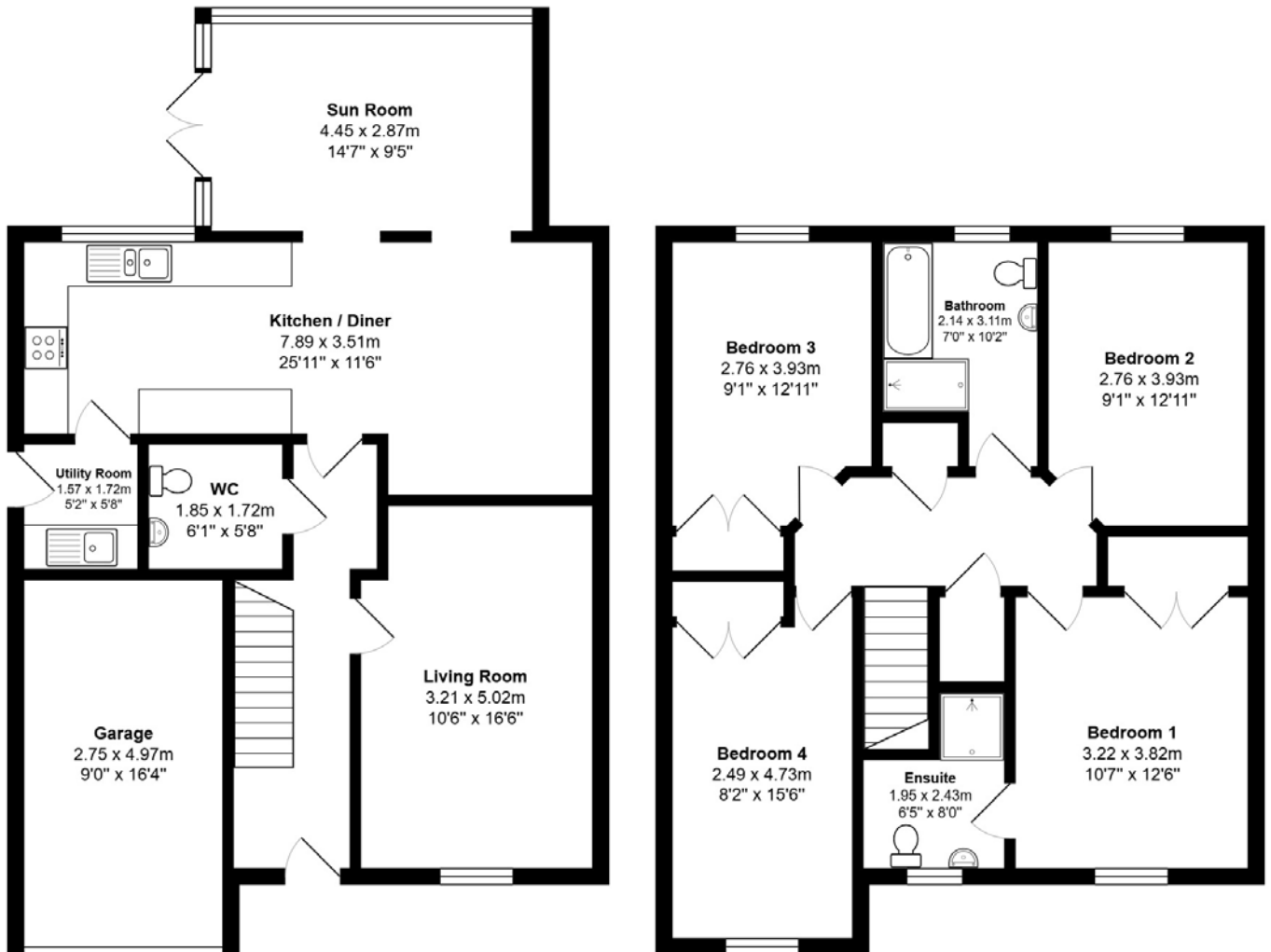
Externally, there is a double driveway and a small private garden in keeping with neighbouring properties. The driveway gives access to a single integral garage. The rear garden has a sunny southeast aspect and has been extensively landscaped.

This house has a unique layout and internal viewing is highly recommended.

EXTERNALS



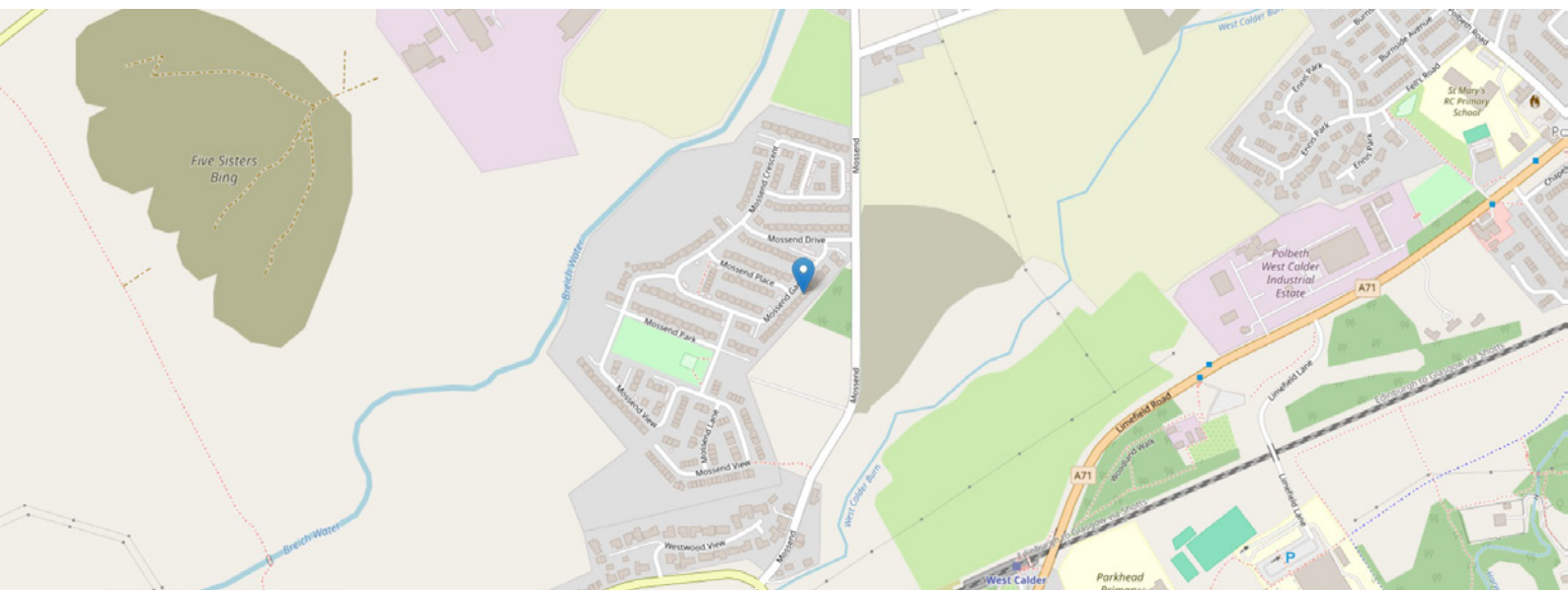
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 142m²

EPC Rating: B



THE LOCATION

The town of West Calder lies approximately three miles west of Livingston with convenient access by road or rail to Edinburgh, Livingston, Glasgow and surrounding towns. West Calder has a good range of local shopping and a good choice of schooling, ranging from nursery level to secondary level. West Calder High School has consistently ranked in the top 10% of schools nationally. Superb shopping and recreational facilities are available at Livingston within the Almondvale Centre and McArthur Glen designer outlet. There is a good choice of golf courses in the vicinity. Commuters benefit from convenient access to the M8 motorway linking Edinburgh to Glasgow and additional access to Edinburgh Airport, the M9, M90 and the Forth Road Bridge which are also accessible.




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