




McEwan Fraser Legal
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1 Learmonth Crescent

WEST CALDER, WEST LOTHIAN, EH55 8AF

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West Calder is a popular West Lothian village which lies only a few miles to the west of Livingston 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 provide every possible facility, amenity and service, along with the widest possible choice of shopping, all within an almost totally enclosed shopping precinct, which 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 to Glasgow, Edinburgh, the Forth Road bridge and beyond, however, the property is situated far enough away not to be a nuisance with noise or pollution. West Calder train station is a short walk from the property. Livingston North, South and Bathgate train stations can be reached in a matter of ten minutes via car, and all have regular links to Edinburgh and Glasgow.

McEwan Fraser Legal is delighted to present this fantastic three or four bedroom detached villa to the market.

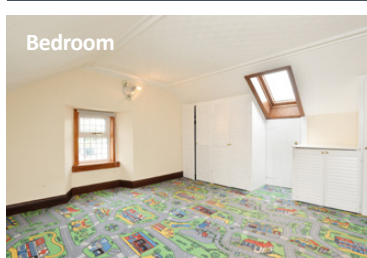
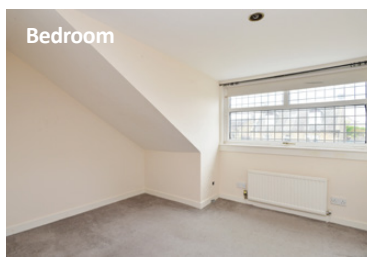
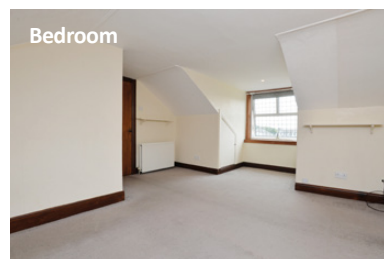
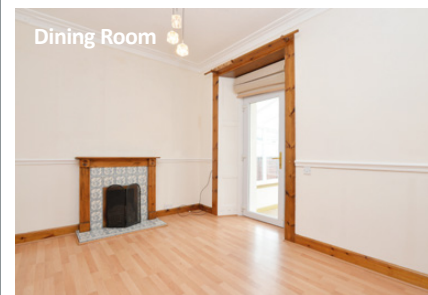
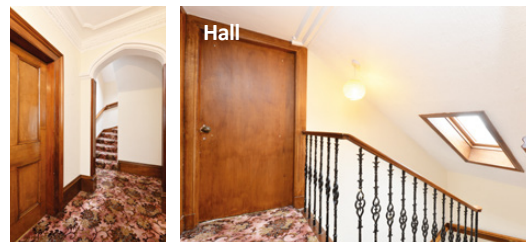
Occupying a corner plot, close to the centre of West Calder, the property offers fantastic accommodation over two levels. Internally, the property includes three bedrooms, three public rooms, conservatory, generous kitchen and bathroom. The property retains many original features and has fantastic potential as a family home with flexibility for a public room to be used as an additional fourth ground floor bedroom.

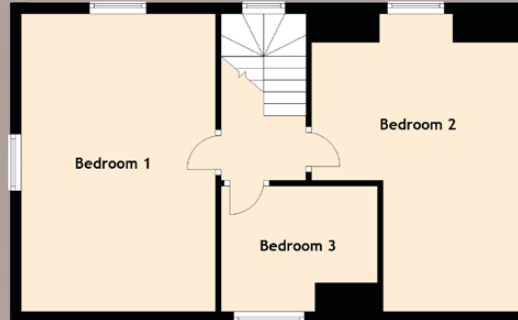
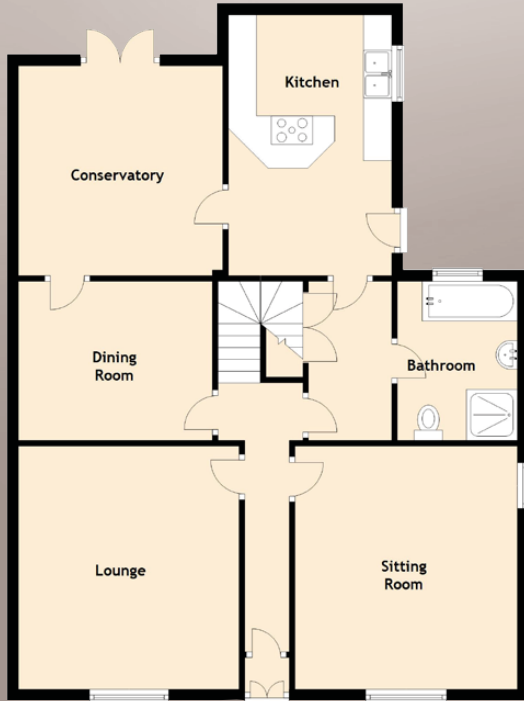
Approaching the property, you find a large wrap around garden and a large driveway. You enter the property through a handy vestibule which opens into a welcoming central hallway. There are two generous public rooms on either side of the hall which face the front of the building. Both public rooms retain traditional coving and offer excellent floor space for a range of

different furniture configurations. A third public room faces the rear of the property and leads into a large conservatory. The kitchen contains a range of bases and wall mounted units which offer ample prep and storage space for the aspiring chef. The gas hob, oven, grill, hood and fridge freezer are integrated. Dishwasher and washing machine are free standing. Ground floor accommodation is completed by the bathroom. Bright and spacious, the bathroom boasts a white three piece suite and a free standing shower cubicle. Climbing the stairs, there are three double bedrooms.

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

Internal viewing is a must to appreciate what is on offer.

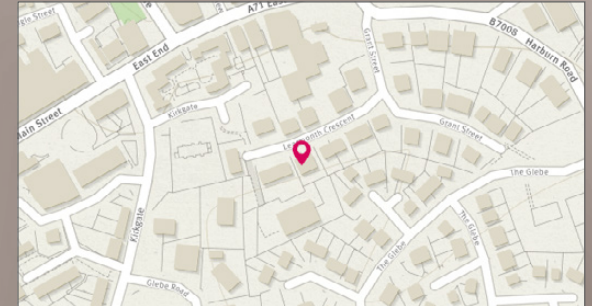




Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Sitting Room	4.30m (14'1") x 3.93m (12'11")
Dining Room	3.43m (11'3") x 2.79m (9'2")
Kitchen	4.61m (15'1") x 2.89m (9'6")
Conservatory	3.71m (12'2") x 3.61m (11'10")
Bedroom 1	5.24m (17'2") x 3.43m (11'3")
Bedroom 2	5.24m (17'2") x 3.97m (13')
Bedroom 3	3.61m (11'10") x 2.78m (9'1")
Bathroom	2.81m (9'3") x 2.12m (6'11")

Gross internal floor area (m²): 120m² | EPC Rating: E



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Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer

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