

20 Westwood View

WEST CALDER, WEST LoTHIAN, EH55 8PY



*IMMACULATE 4-BED
DETACHED BUNGALOW*



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Part exchange available! McEwan Fraser is delighted to present this four-bedroom detached bungalow to the market. Offered in excellent condition, the property occupies a generous plot in a quiet cul-de-sac setting. The property is well placed for access to a full range of local amenities in West Calder while still enjoying a semi-rural feel due to



the panoramic views over the open countryside to the rear.

Internally, the property is bright, spacious, and boasts a flexible layout. Benefits include gas central heating, double glazing, a detached garage, a conservatory, and a large driveway for up to five cars.

The house flows seamlessly from the minute you enter the spacious hallway with three large storage cupboards and access provided to all rooms in the property except the study/bedroom four, which is accessed from the lounge, and the conservatory, which is accessed from the dining kitchen. The lounge, set to the front, is an impressive and warm reception room that is focused toward a stone fireplace. The proportions on offer will give the new owner plenty of flexibility to create their ideal entertaining space.



The dining kitchen, set to the rear of the property, has a full range of base and wall-mounted units with coordinated worktops and matching real wood flooring. Space is provided for free-standing appliances including a 'Range' style cooker.



French doors provide access to the conservatory which provides stunning views over the surrounding countryside and also access to the decked area of the rear garden.







The four generous size bedrooms all have carpet to the floor and two have built-in wardrobes providing adequate hanging and shelving space. The master bedroom enjoys access to a recently refitted en-suite shower room.







Bedroom 2





Bedroom 3





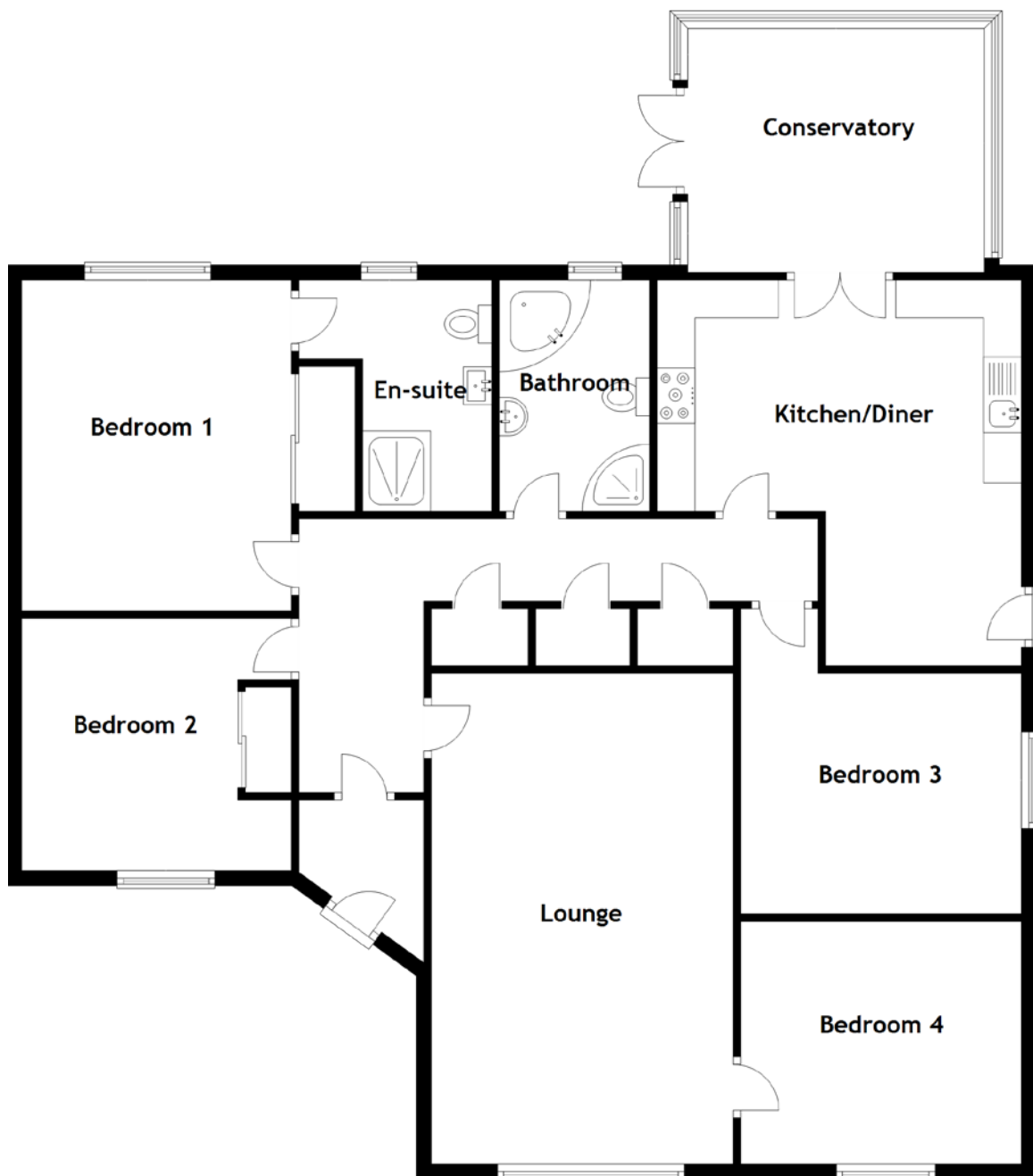
Bedroom 4





Internal accommodation is completed by the main bathroom which boasts a three-piece white suite, full tiling, and a separate mains shower.





Approximate Dimensions
(Taken from the widest point)

Lounge	6.47m (21'3") x 3.98m (13'1")	Bedroom 3	3.70m (12'2") x 3.20m (10'6")
Kitchen/Diner	5.08m (16'8") x 4.80m (15'9")	Bedroom 4	3.70m (12'2") x 3.18m (10'5")
Conservatory	3.91m (12'10") x 3.22m (10'7")	Bathroom	3.05m (10') x 1.98m (6'6")
Bedroom 1	4.36m (14'4") x 3.55m (11'8")	Gross internal floor area (m ²): 145m ² EPC Rating: C	
En-suite	3.05m (10') x 1.70m (5'7")		
Bedroom 2	3.55m (11'8") x 3.32m (10'11")		

Extras: Kitchen appliances and window-dressings are included in the sale. Furniture including sofa, reclining armchair, beds and solid oak dining set are available by separate negotiation.

There is a fully enclosed garden to the rear, which is mainly laid to lawn and has a greenhouse and storage shed. The front garden is primarily laid to lawn and partially enclosed with a brick wall/ timber fence/hedging and a large Mono-bloc driveway to the side provides plenty of off-street parking and access to the single garage.

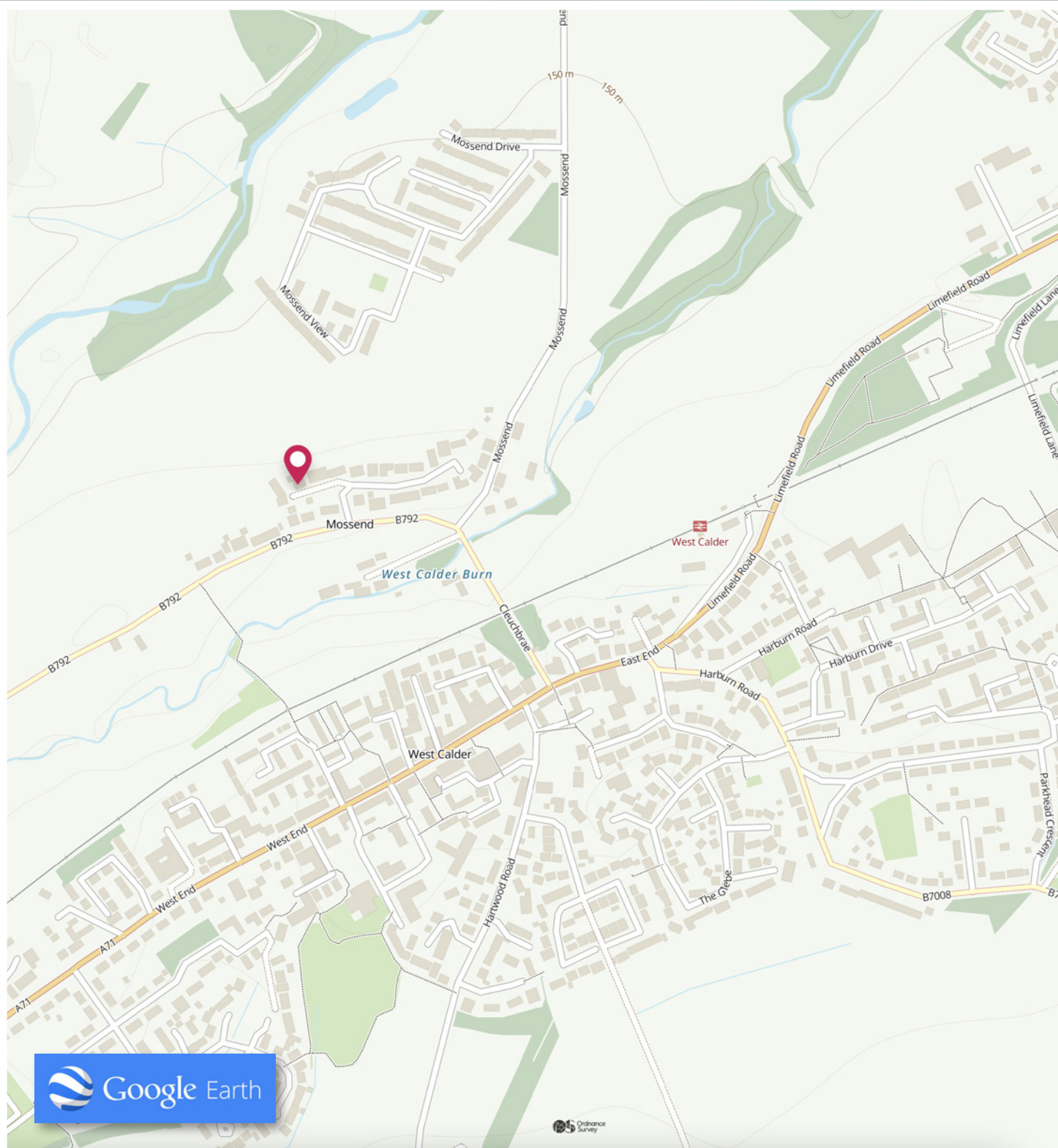






Situated in West Lothian, West Calder, and its surrounding villages, promise a laid-back lifestyle with easy access to the great Scottish outdoors as well as fantastic local amenities, leisure facilities, and transport links. The village's Main Street is lined with a selection of independent shops and businesses, a Scotmid supermarket for daily groceries, and a choice of cafes, pubs, restaurants, and takeaways.

For more extensive shopping, nearby Livingston is home to The Centre and Livingston Designer Outlet, which collectively offer more than 100 high-street stores and designer outlets. For sports and leisure activities, West Calder also boasts a community centre with a fully equipped gym, a dance studio, an outdoor pitch, and tennis courts. Nursery and primary schooling is provided at Parkhead Primary School, followed by secondary education at West Calder High School, a state-of-the-art £32 million school built in 2018. West Calder is a popular commuter village, owing to its convenient road and rail links between Edinburgh and Glasgow, and proximity to both international airports.



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