

27 Parkhead Gardens

WEST CALDER, WEST LOTHIAN, EH55 8AZ



Immaculate 3-Bed Home with Stylish Interiors and Garden, ready to move in



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present Parkhead Gardens. This stunning three-bedroom terraced house is presented in immaculate walk-in condition, offering a perfect blend of contemporary style and practicality. Ideal for families or those seeking modern living, the property is finished to an exceptional standard throughout.

Upon entering, you are welcomed by a spacious and inviting hallway, a practical yet stylish area perfect for storing jackets and shoes. From here, you have access to the kitchen, living room, and the staircase leading to the upper level.

THE KITCHEN



The kitchen is a standout feature, boasting a sleek, modern design with contrasting stone-coloured base units and crisp white worktops, creating a clean and sophisticated look. The flooring is equally stylish and compliments the space beautifully. Integrated appliances include a five-burner gas hob, oven, microwave, washing machine, fridge freezer, and dishwasher, ensuring a seamless finish with everything you need for a functional and stylish culinary space. The kitchen offers plenty of room for breakfast and opens directly onto the rear garden, making it perfect for entertaining or relaxed mornings at home.



THE LIVING ROOM



The living room is bright and airy, thanks to the stunning patio doors that fill the space with natural light and provide direct access to the rear garden. Neutrally decorated to offer a blank canvas for buyers to personalise, this spacious room is perfect for a variety of furniture configurations, whether you're hosting guests or enjoying quiet family evenings.



Off the living room, you'll find a generously sized double bedroom, complete with an en-suite shower room. This bedroom is ideal for guests or those seeking convenient ground-floor living. The en-suite features a modern WC, a wash hand basin, a walk-in shower, and a sleek chrome towel radiator, combining functionality with contemporary design.

GROUND-FLOOR BEDROOM





Moving upstairs, the property boasts two additional double bedrooms, both of which are equipped with fitted wardrobes that provide excellent storage solutions while maintaining the clean lines of the rooms. These bedrooms are well-proportioned and continue the home's modern, neutral décor.

The family bathroom on the upper floor is both stylish and practical, featuring a three-piece suite with the added convenience of a rain fall shower over the bath. The bathroom is finished with tiled-effect wet wall panelling and chrome fixtures, creating a contemporary and easy-to-maintain space ideal for relaxation.

THE BATHROOM



FIRST-FLOOR BEDROOM 1



FIRST-FLOOR BEDROOM 2



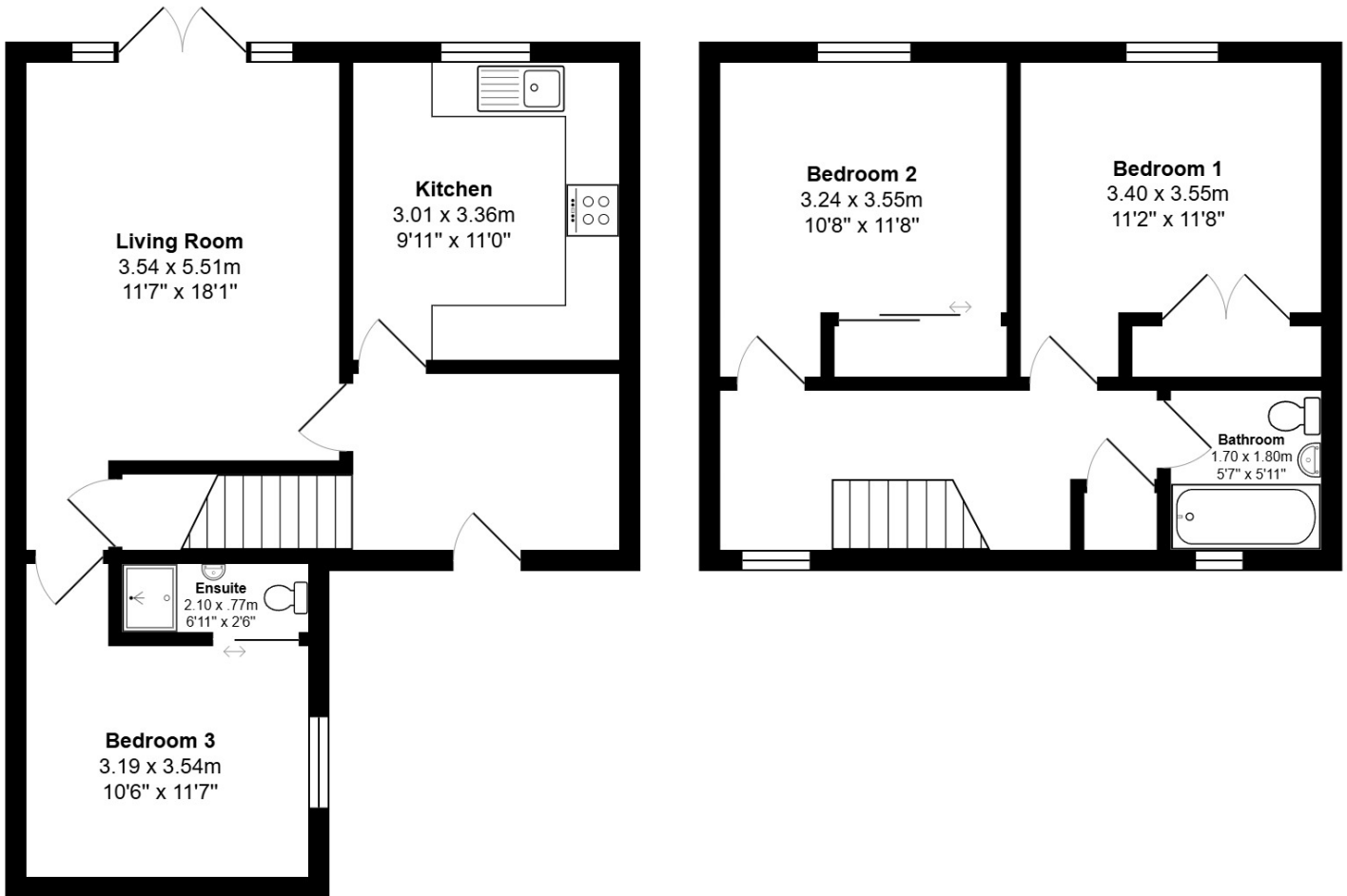
Externally, the rear garden has been thoughtfully designed for low maintenance, with artificial grass and a decked area providing the perfect spot for outdoor dining or relaxing in the sun. This space offers the ideal combination of functionality and style, ensuring you can enjoy your garden without the hassle of extensive upkeep.

This exceptional home effortlessly combines modern living with thoughtful design, making it a fantastic choice for families, professionals, or those simply seeking a ready-to-move-in property in impeccable condition. Early viewing is highly recommended to fully appreciate all this beautiful home has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: C



THE LOCATION

West Calder, a charming village in West Lothian, offers a perfect blend of rural tranquillity and modern convenience. Surrounded by picturesque countryside, it provides a peaceful retreat from the hustle and bustle of city life while maintaining excellent connectivity to nearby urban centres. The village boasts a strong sense of community, with a variety of local amenities, including shops, cafes, and pubs, catering to daily needs. For families, West Calder is well-served by reputable schools, both the high school and primary school being just a 4-minute walk away, alongside recreational facilities, making it an appealing choice for those seeking a family-friendly environment.

Commuters will appreciate the excellent transport links, including a train station just a seven-minute walk from the property, providing regular services to Edinburgh and Glasgow, as well as easy access to major road networks such as the M8 motorway. This makes West Calder an ideal location for those balancing work in the city with a desire for country living.

Nature lovers will enjoy exploring the surrounding countryside, with walking and cycling routes offering stunning views and opportunities to experience the great outdoors. Polkemmet Country Park, 5 Sisters Zoo, Almondvale Country Park and the nearby Pentland Hills are just a short drive away, providing even more options for outdoor activities.

With its combination of rural charm, strong community spirit, and convenient access to urban amenities, West Calder is a delightful place to call home.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
EMMA LYNCH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.