

4 Mossend Place

WEST CALDER, WEST LOTHIAN, EH55 8US



Four-bed detached home with garage, large driveway and generous garden, perfect, walk-in, family home



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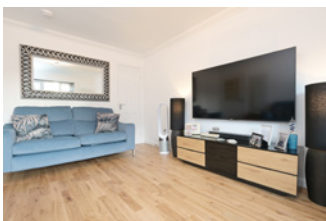
McEwan Fraser Legal is delighted to present Mossend Place to the market. This beautifully finished four-bedroom detached home offers true walk-in condition throughout. Set within a family-friendly development, this property blends thoughtful design with a bright, contemporary style that feels instantly welcoming from the moment you step through the door. The property has also been freshly decorated throughout, creating a true blank canvas for buyers.

The entrance hallway sets the tone, with its clean lines and warm flooring drawing you naturally towards the heart of the home including newly laid solid oak flooring which continues through the hall and living room. The décor throughout has been thoughtfully curated in soft, modern tones, creating a cohesive feel that lifts every room and allows your own furniture and personal style to slot in effortlessly.

THE LIVING ROOM



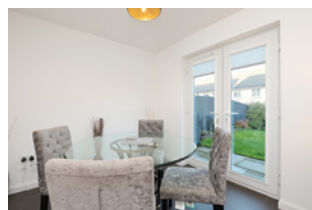
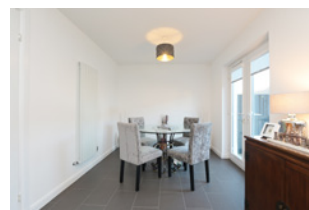
To the right, the main living room offers a generous, relaxing space filled with natural light. Two sleek new modern vertical radiators have been fitted here, and the neutral colour palette, paired with quality finishes, gives the room a calm and polished atmosphere. It is the kind of space that works just as well for cosy evenings as it does for entertaining, with the décor helping the room feel both stylish and comfortable. The home benefits from a large understairs cupboard which is accessed from the living room to ensure great storage solutions.



THE KITCHEN/DINER



Flowing through to the rear, the dining kitchen is a standout. Modern cabinetry pairs with contrasting worktops and contemporary flooring including a newly laid tiled floor to create a beautifully balanced aesthetic. A modern vertical radiator has also been added to enhance both style and warmth. The décor here strikes the perfect note between functional family living and design-led simplicity, providing a space where cooking, dining and socialising blend naturally. With French doors opening onto the garden, the light and décor work together to make the whole space feel bright and uplifting.



THE UTILITY & WC



Off the kitchen, the separate utility room continues the same clean, modern finish and now benefits from newly fitted cupboards, including a dedicated shoe cupboard, alongside a newly tiled floor as well as contemporary vertical radiators. A convenient downstairs WC completes the ground floor and has been newly fitted with decorative wet wall, an LED mirror, tiled flooring and a heated towel rail.





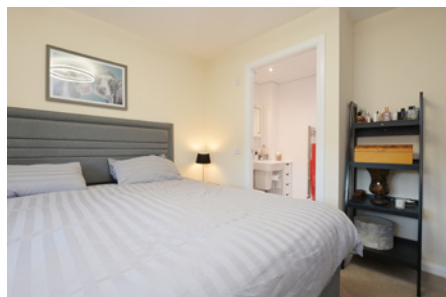
Upstairs, the décor remains consistent and carefully considered while a handy shelved cupboard ensures for clutter free feel. The principal bedroom is a peaceful retreat, styled in calming tones with fitted wardrobes and a modern en suite. Both the en-suite and the family bathroom have been upgraded to include new flooring, heated towel rails and LED vanity units for a sleek contemporary look. The remaining bedrooms follow suit, all enjoying light, versatile spaces that are ideal for children, guests or home working. Again, the décor keeps everything feeling fresh, inviting and move-in ready.

The family bathroom echoes the same contemporary finish, fitted with a sleek three-piece suite and crisp, modern tiling alongside the recent upgrades noted above.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



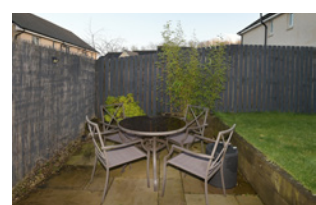
BEDROOM 4



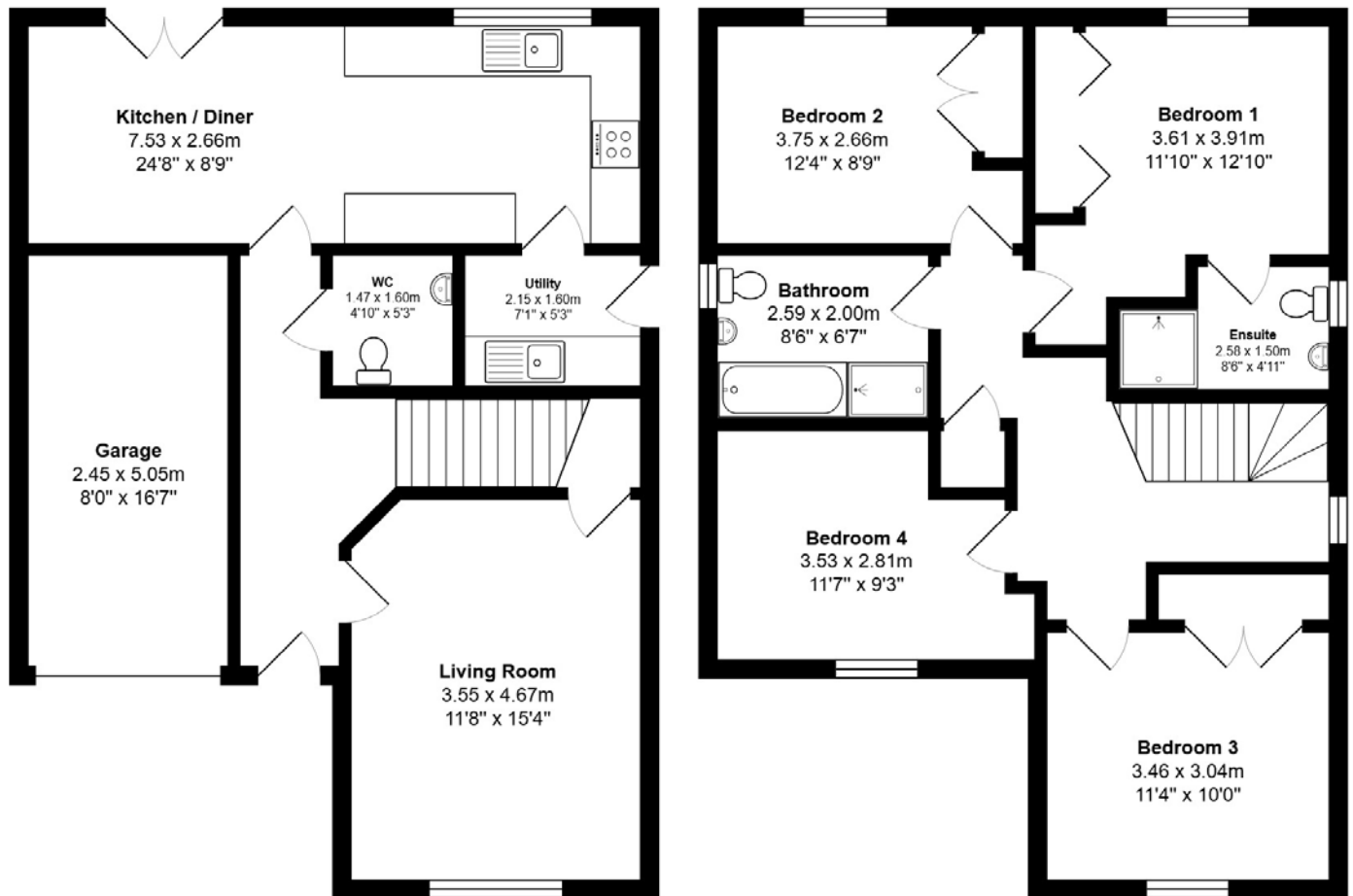
Externally, the home offers fantastic usability. The rear garden is fully enclosed with lawn and patio areas, perfect for outdoor dining or children's play. The space feels private, well-proportioned and easy to maintain. To the front, a driveway and garage provide excellent parking and storage options.

This is a superb opportunity to secure a modern family home where the décor, layout and condition all align to offer easy, comfortable living from day one. Early viewing is recommended.

EXTERNALS

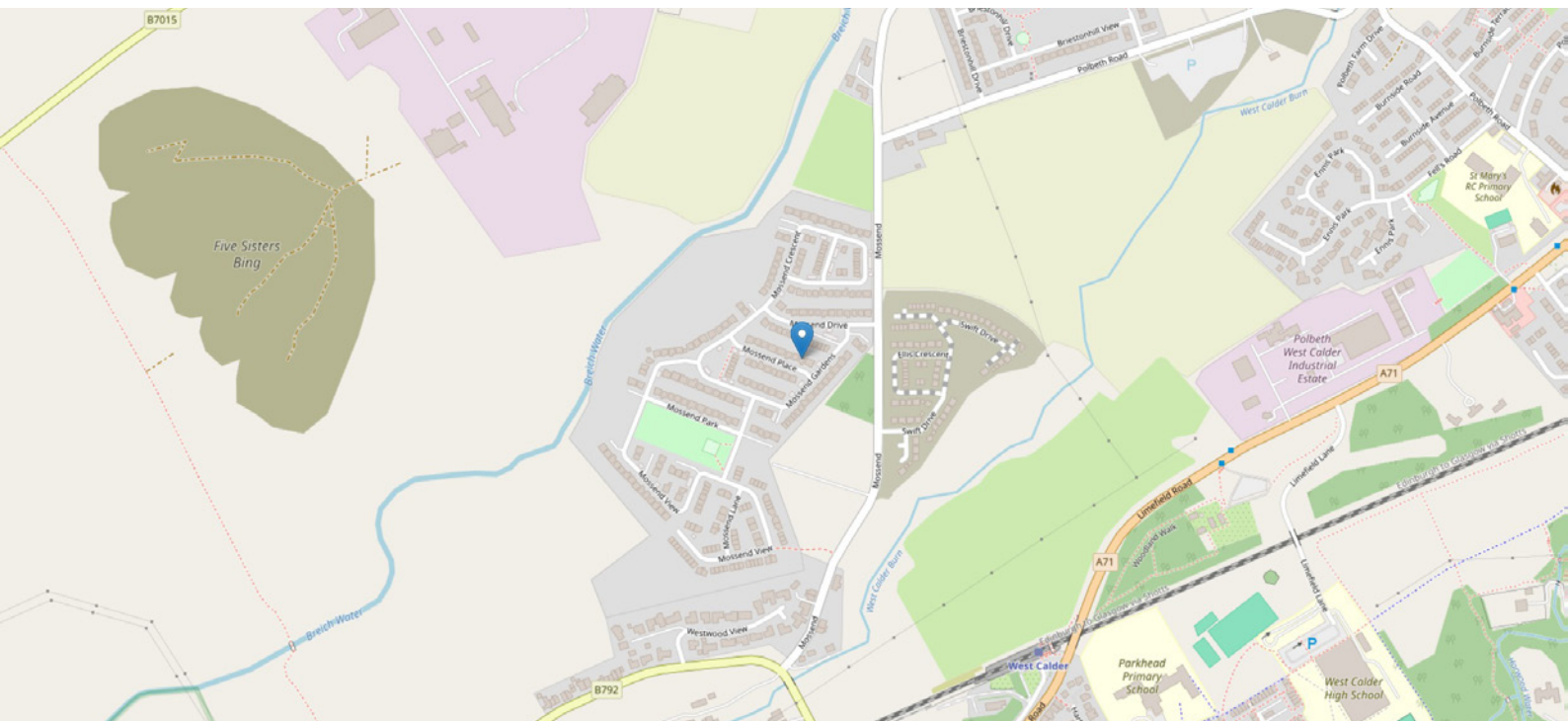


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 121m² | EPC Rating: B



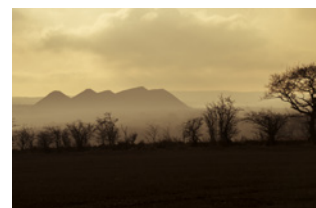
THE LOCATION

Mossend is one of West Calder's most desirable modern neighbourhoods, known for its peaceful residential feel and excellent access to everything the wider area has to offer. The development sits on the edge of the village, giving you the best of both worlds: a calm, family-friendly environment with green outlooks, while still being only minutes from local amenities, transport links and schools. West Calder itself provides a strong range of day-to-day conveniences. You'll find independent shops, cafés, takeaways, a pharmacy, local services and a well-used community hub all within easy reach. For larger shopping trips, Livingston is only a short drive away, offering major supermarkets, The Centre, the Designer Outlet and a wide choice of restaurants, leisure facilities and entertainment.

Commuting from Mossend is effortless. West Calder train station is close by, with regular direct services to Edinburgh and Glasgow. The A71 and M8 are easily accessible, making travel across the Central Belt smooth and straightforward. Frequent bus routes also operate throughout the area, connecting Mossend to neighbouring towns and key destinations.

Families are well supported, with popular primary and secondary schools nearby, along with nurseries and childcare facilities. Outdoor lovers will also appreciate the abundance of walking routes, cycle paths and open green spaces around West Calder, as well as attractions such as the Five Sisters Zoo and scenic woodland trails.

Altogether, Mossend offers a location that feels settled, modern and incredibly convenient. A place where you can enjoy a relaxed lifestyle without compromising on accessibility or amenities.



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