



- Detached Bungalow - Great Location
- 3 Bedrooms - Bright & Airy Lounge
- Fitted Kitchen/Diner
- Sunny Conservatory + Shower Room
- Driveway & Garage
- Enclosed Gardens

Alba Property View ...

"Located on a great plot in a superb location and offering spacious rooms throughout-viewings advised"

****Delightful Family Home in West Calder****

Nestled within the friendly confines of West Calder, 41 Westmuir Road is a rarely available and beautifully maintained detached bungalow, offering a great setting for family living. This charming property boasts three well-proportioned bedrooms and is conveniently positioned close to a host of local amenities, including West Calder train station, making it a perfect haven for both comfort and accessibility.

As you step into the inviting entrance hallway, you are led into a bright and airy lounge adorned with a plush carpet and a classic fireplace, framed by a large window that bathes the room in natural light. The fitted kitchen is a culinary delight, featuring sleek white base and wall units complemented by a free-standing range cooker, dishwasher, and fridge/freezer—all of which are included in the sale. This space seamlessly flows into a generous dining area, perfect for family meals and entertaining guests.

Further enriching the living space is the sun-soaked conservatory, which provides a tranquil view of the garden and serves as a splendid second reception area.

The master bedroom benefits from built-in wardrobes, while the second bedroom is another sizable double, and the third bedroom is a cosy single room. Completing this residence is a contemporary shower room, fitted with a white three-piece suite, tasteful tiling, and wet wall panelling in the shower area, alongside a handy storage space which currently houses the washing machine.

Externally, the property offers a driveway proving ample off-street parking which leads to the single garage. The rear garden is a private retreat, fully enclosed with timber fencing and landscaped with chippings. It features a charming summer house and a garden shed.





Equipped with gas heating and double glazing, this house is perfectly designed for family life. Welcome to your new home at 41 Westmuir Road, where comfort and convenience meet.

Sizes

Entrance Hallway 7' 7" x 6' 1" (2.31m x 1.85m)

Lounge 14' 9" x 11' 9" (4.49m x 3.58m)

Kitchen/Diner 18' 4" x 9' 3" (5.58m x 2.82m)

Conservatory 12' 2" x 9' 1" (3.71m x 2.77m)

Bedroom 1 12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom 2 11' 7" x 8' 9" (3.53m x 2.66m)

Bedroom 3 9' 6" x 7' 9" (2.89m x 2.36m)

Shower Room 9' 6" x 6' 5" (2.89m x 1.95m)



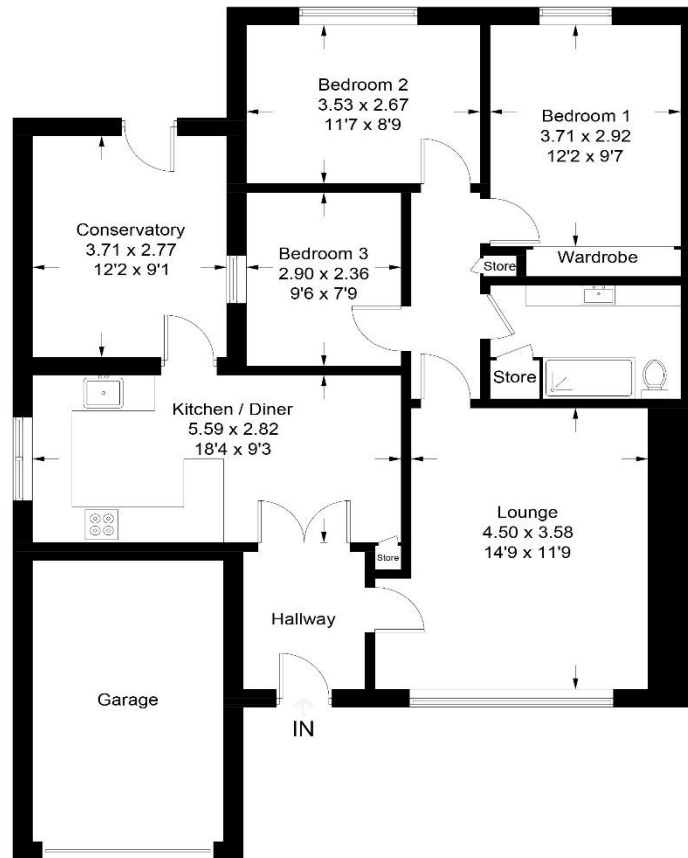
Location

West Calder is a popular commuter town served by a train station which offers rail links to both Edinburgh and Glasgow. Within a couple of minutes walk is the town centre. Here is, a good choice of local shops, pubs, eateries as well as both primary and secondary schools and a health centre. Close by the town of Livingston and Bathgate boasts a superb range of facilities from shopping centres and cinemas to restaurants and supermarkets.



41 Westmuir Road, West Calder

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft
(Excluding Garage)



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, fireplace, white goods in the kitchen, wardrobe in bedroom 2, summer house and garden shed.

Please note there is oak flooring in the hallway, lounge and diner and laminate flooring in the bedrooms under the carpets.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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