



**RE/MAX** PROPERTY



***71 Chapelton Drive, Polbeth, West Lothian, EH55 8SF***

- Gorgeous Lower Villa
- Freshly Refurbished Throughout
  - Fabulous Kirchen
- Large Lounge With Feature Fire
  - 2 Double Bedrooms
- Pretty Gardens & Driveway
  - Close To All Amenities
  - Ideal First Time Home

**\*\*CHARMING GROUND FLOOR VILLA IN A POPULAR LOCATION\*\***

Niall McCabe and RE/MAX Property are thrilled to offer to the market this spacious and perfectly designed 2-bedroom ground floor apartment set in an exclusive and highly popular residential location, which is located just a short distance from an abundance of local amenities. The property represents a fantastic first or next step property and has been impeccably finished in luxurious, high-end tones with welcome pops of colour. The accommodation comprises; entrance hallway, airy lounge, 2 double bedrooms, gorgeous kitchen and extensive gardens.

The village of Polbeth has excellent road links to the M8 and M9 motorways and a train station at nearby West Calder, offers regular services to Edinburgh and Glasgow. The village has excellent amenities and professional services, as well as a good bus service. With nursery, primary and secondary schools all within walking distance. The local Co-Op, newsagents, hairdressers and pub all provide local resources. Less than 2 miles from Polbeth lies the town of Livingston. Livingston offers a superb selection of services with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, bank, building societies and professional services. The town boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet.

The home report can be downloaded from our website.

Tenure: Freehold

Council tax Band: A

No Factor Fee



### Entrance Hallway

19' 0" x 8' 6" (5.80m x 2.60m)

Entering via a newly fitted UPVC door here you step into a welcoming hallway which has been decorated in a soothing colour palette complete with gorgeous flooring and offers access to all the accommodation.

### Lounge

17' 0" x 11' 5" (5.17m x 3.48m)

Leading off the hallway is a bright, spacious lounge, which is enhanced by a chic colour scheme and sumptuous Tartan carpeting, the living area offers plenty of room for comfortable seating arrangements and offers an attractive space to relax in. The room boasts a large picture window facing the rear aspect, which allows an abundance of natural light to bathe the room & a feature fireplace.

### Kitchen

11' 9" x 9' 1" (3.57m x 2.78m)

This sunny kitchen boasts a vast array of white high gloss base & wall mounted units, complemented by contrasting worktop and plentiful workspace, as well as, integrated gas hob and electric oven, sleek, laminate flooring and space for further appliances. There is ample room for a dining table which is perfect for quick morning breakfasts and relaxed family meals.

### Bedroom 1

15' 0" x 11' 3" (4.58m x 3.43m)

The master bedroom is bright, sunny and is of great proportions. It boasts neutral decor, supplemented by carpeted flooring and ample space for freestanding bedrooms furniture. There is a large window facing the front garden, which allows an abundance of light to flood the room.

### Bedroom 2

12' 10" x 11' 2" (3.90m x 3.40m)

Another excellent sized double room with a window to the front view of the property, which would be ideal as a second bedroom, home office or dressing room – dependent on one's individual needs. The room further benefits from central light fitting, lovely flooring and a radiator.

### Family Bathroom

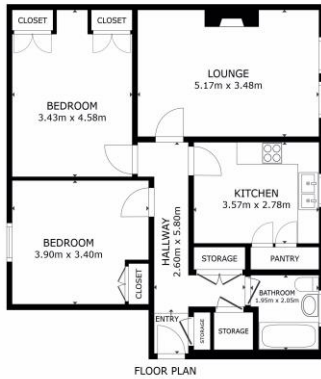
6' 9" x 6' 5" (2.05m x 1.95m)

The recently remodelled 3-piece family bathroom offers a large bathtub, with overhead shower, WC, and wash hand basin. The room enjoys crisp wall tile design, complimenting flooring, and glazed window which allows an abundance of daylight to flood the room.

### Exterior

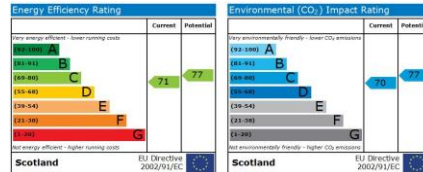
The property is accompanied by fabulous gardens! There are plush lawns – bordered by mature planting and neat flowers, a large shed & gorgeous patios and terraces – ideal for those sunworshippers! The property further benefits from having a private driveway with parking for 1 vehicle.





FLOOR PLAN

GRAND INTERNAL AREA  
FLOOR AREA TO TOP  
TOTAL: 76.17 SQ. MET.  
SEE ALSO EXHIBITION AND INFORMATION ACTORS MAY SEE



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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