



6 Mossend Crescent, West Calder , EH55 8RY



RE/MAX[®] PROPERTY

Beautifully Presented Detached Villa!! Call Me to Book a Viewing!!

Nicole McFarlane and RE/MAX Property are delighted to offer for sale this spacious detached 3 bedroom detached villa offering generous family accommodation in a highly sought after location. The property comprises of hall, lounge, dining kitchen, utility room, downstairs WC, 3 bedrooms, 1 en-suite and a family bathroom. Further benefits include gardens to the front and rear, a single garage and mono bloc driveway offering off street parking. The property is in walk-in condition with new flooring and blinds recently. It is a credit to the current owners. Not to be missed from your viewing list!!

Mossend Crescent is situated within the popular town of West Calder. West Calder has excellent road links to the M8 and M9 and a train station with regular services running to Edinburgh and Glasgow. The town has excellent local amenities and professional services as well as a good bus service. Close by lies Livingston, providing additional amenities and professional services. Around 2 miles from West Calder lies the former new town of Livingston. Livingston offers a superb selection of services with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet.

Tenure: Freehold
Council Tax Band: E
Factor Fees:

The home report can be downloaded from our website.





Front -

The front garden has a lawn area and a mono bloc driveway offering off street parking.

Entrance Hall - 6' 7" x 4' 9" (2.006m x 1.438m)

Enter via a partially glazed composite door with a window to the side into the light and bright hallway. Central light fitting, laminate flooring and a radiator. Access to the lounge and stairs to the upper level.

Lounge - 17' 2" x 10' 8" (5.236m x 3.257m)

Newly decorated, modern room with a window to the front of the property. Central light fitting, new laminate flooring and a radiator. Access to the dining kitchen.

Dining Kitchen - 12' 8" x 10' 0" (3.869m x 3.040m)

Stunning, newly decorated room with French doors and a window to the rear of the property. Comprising of base and wall units with complimentary work tops, matching wet wall splash back and a composite sink with a chrome mixer tap. Integrated gas hob, electric oven, extractor fan and fridge/freezer. Ceiling light fitting and downlighters, under unit lights, new tiled flooring and a radiator. Plenty of space for a dining table and chairs. Access to the utility room.

Utility Room - 5' 10" x 5' 7" (1.775m x 1.710m)

Great room comprising of an abundance of storage units, complimentary worktops, matching upstand and a stainless steel sink with a chrome mixer tap. There is space for a freestanding washing machine and tumble dryer. Central light fitting, tiled flooring and a radiator. Access to the downstairs WC.

Downstairs WC - 6' 7" x 5' 8" (1.994m x 1.719m)

Modern room with an opaque window to the rear of the property. Comprising of a white WC and a sink with a chrome mixer tap. Central light fitting, splash back tiled walls, wall mirror, new tiled flooring and a radiator.

Upper Landing -

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, family bathroom and the loft. Central light fitting, carpet flooring, a large storage cupboard and a radiator.

Bedroom 1 - 12' 5" x 11' 9" (3.787m x 3.569m)

Gorgeous room with a window to the rear of the property. Central light fitting, double fitted wardrobes offering an abundance of hanging and storage space, laminate flooring and a radiator. Access to the en-suite.

En-Suite - 6' 3" x 4' 10" (1.912m x 1.473m)

Amazing room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap, a walk-in shower cubicle with a mains operated shower. Central light fitting, splash back tiled walls, new tiled flooring, shaver point, extractor fan and a radiator.

Bedroom 2 - 10' 7" x 12' 3" (3.22m x 3.73m)

Light and bright room with a window to the front of the property. Central light fitting, double fitted wardrobes, laminate flooring and a radiator.

Bedroom 3 - 12' 3" x 8' 5" (3.73m x 2.56m)

Another lovely with a window to the front of the property. Central light fitting, double fitted wardrobes, carpet flooring and a radiator. This room is currently being used as a home office.

Family Bathroom - 9' 8" x 5' 3" (2.949m x 1.602m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap with vanity unit below and a bath with a chrome mixer tap. Central light fitting, splash back tiled walls, tiled flooring, extractor fan and a radiator.

Rear Garden -

Very good sized rear garden which is private and fully enclosed by new wooden fencing and a gate for access. There is a lawn area, large patio area, feature stone chips borders, an outside tap and light.

Garage -

There is a single garage with an up and over door, power and lighting. This space offers an abundance of extra storage if required.



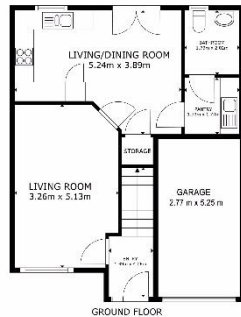


RE/MAX PROPERTY

"Nobody in the world sells more property than RE/MAX"



"EPC will be added."



GROUND FLOOR



FLOOR 1



Nicole McFarlane

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FIGURES TOTAL AREA
GROSS AREA (GFA) 100.00 SQ M
NET AREA (NA) 75.00 SQ M
GROSS INTERNAL FLOOR AREA (GIFA)



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