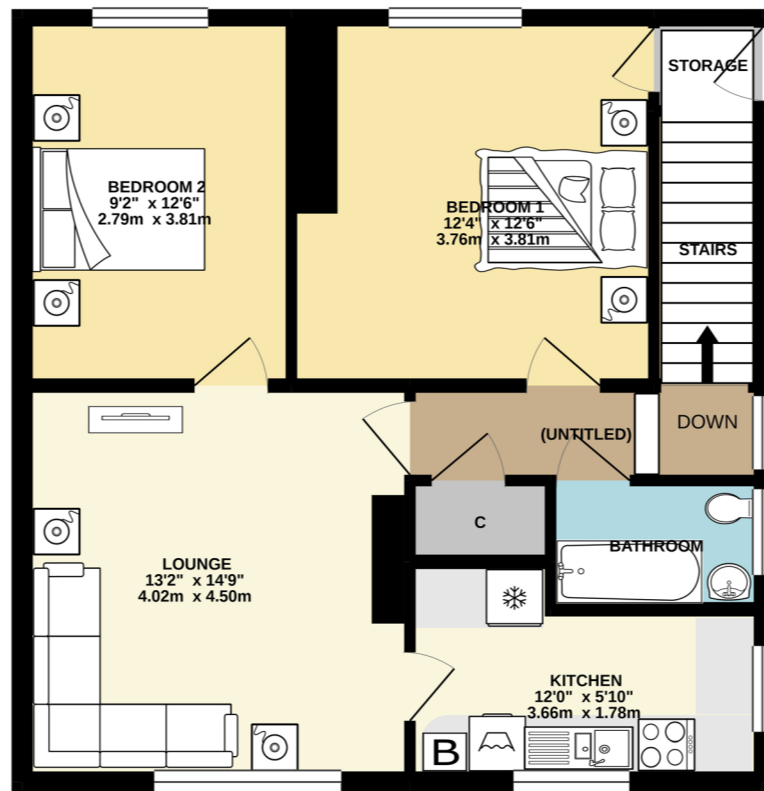




UPPERFLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a laser measure and therefore, may be subject to a margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken by the purchaser.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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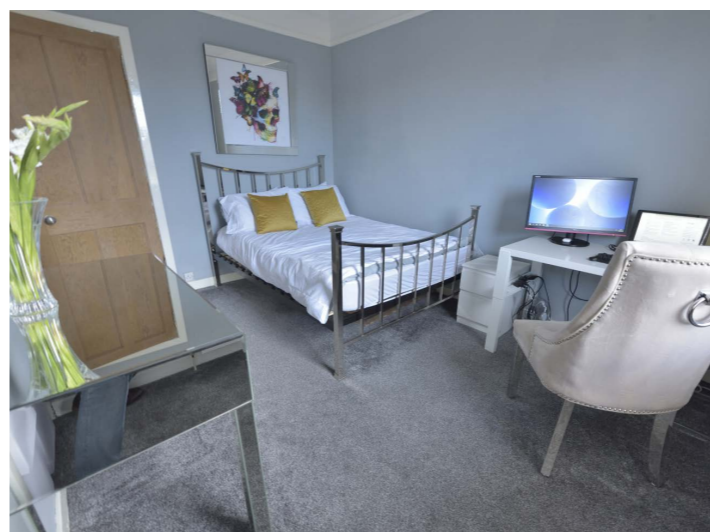
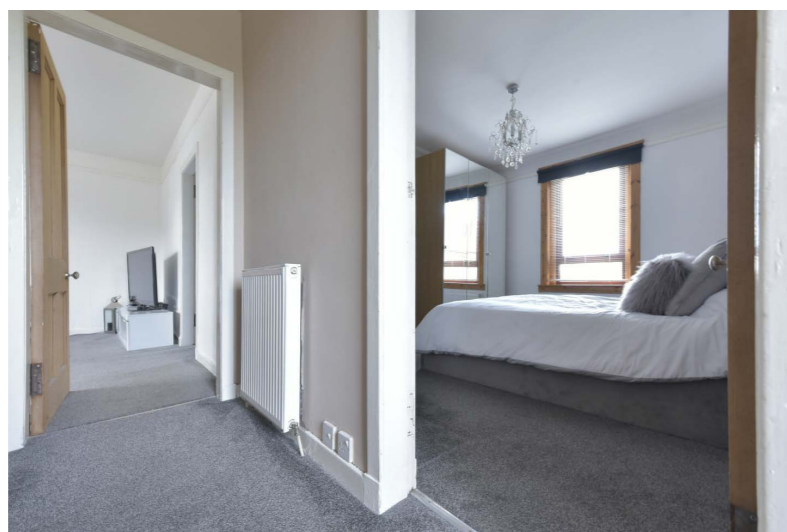
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## DESCRIPTION

Fantastic opportunity to purchase this 2 bed upper villa which is immaculately dressed and in true move-in condition. Perfect for first time buyers or investors alike. Early viewing is highly recommended!

## ACCOMMODATION COMPRISES:-

- Bright spacious lounge with ample room to accommodate a dining table
- Modern, fitted kitchen with plenty storage
- 2 double bedrooms
- Contemporary bathroom with spa jet bath
- Ample storage space
- Rear garden with shared drying green
- Gas central heating with added advantage of Hive Heating control
- Partially floored loft
- All carpets/laminate under a year old
- On street parking



## LOCATION

West Calder, West Lothian West Calder is a popular village situated in the southern reaches of West Lothian. Livingston and Bathgate are 10 minutes and 20 minutes by car respectively and easy access to the M8 and M9 motorway networks ensure swift travel times throughout the central belt and beyond. The train station in West Calder provides frequent high-speed links to Glasgow and Edinburgh. West Calder offers a good range of local shops, with more extensive high street favourites available at The Centre in Livingston. Popular local primary schools include Parkhead, Woodmuir and St Mary's. Secondary education is provided at St Kentigern's and, opening in summer 2018, the new West Calder High School. Great local nurseries abound, offering versatile care packages to suit your needs. Outdoor pursuits are well catered for with Polkemmet, Almondell and Beecraigs country parks on your doorstep. Great walking opportunities also abound in the Bathgate and Pentland hills, just a short drive away.

## EXTRAS

Includes all floor coverings, light fittings, integrated appliances, blinds and triple mirrored wardrobe in main bedroom.

## VIEWING

By appointment with Currie Johnston - call 01506 412377 or 07876 036180.