



## 40 Mossend View

West Calder, EH55 8RZ

Offers over £225,000



Located within a sought after residential development in West Calder, this 3 bedroom terraced property offers an immaculate home for those in search of a first time purchase. Monarch's Way is a popular setting for buyers looking to blend countryside living with urban amenities and transport links, with the town centre and train station just a short walk from the property doorstep. Schooling for all ages can be found within the town, whilst the larger town of Livingston can be found in 5 minutes driving distance, offering a wide array of shopping and recreational options. Much loved Five Sisters View is within easy reach of the property, whilst scenic walking and cycling routes link to neighbouring communities for those keen to explore the outdoors.



## Client Comments

"This has been our first home as a couple and as a family, the area is great for both - especially since our house is right next to the park and our neighbours are great which is always a bonus."

## Description

Completed in 2020 as part of a phase by Walker Homes, the "Glenelg" is a well-proportioned home well suited to a couple or young family entering the market, with this particular property tastefully enhanced by our client since purchase from new. A contemporary fitted kitchen is equipped with range of sleek units and integrated appliances, with ample space for a small table to accommodate everyday meals or a morning cuppa. To the rear, the living room spans the width of the property and offers a comfortable space to relax and unwind after a busy day. Upstairs, the property offers 3 good sized rooms to meet a variety of needs, be it for children or home working requirements. Fitted wardrobes are to the master bedroom, whilst the 2nd room will include wardrobes as a part of the sale. A clever use of the cupboard in bedroom 3 offers space for a desk for those needing a home office. The family bathroom comprises a 3 piece suite with chrome mixer shower mounted above the bath, whilst a ground floor WC offers everyday convenience and accessibility. A driveway is to the front to allow off-street parking, with additional visitor parking found opposite. A landscaped rear garden features sandstone patio with pergola alongside an artificial lawn to offer easy maintenance. A gate to the rear allows access for bin movements.

## Location

The traditional village of West Calder lies to the south west of Livingston and features a selection of amenities to cater for everyday needs including a dentist, medical centre, library and choice of convenience stores ranging from independent traders to national brand Scotmid. West Calder train station provides a regular link throughout central Scotland whilst major road networks including the M8 and M9 motorways are easily accessible, with Edinburgh Airport found within 20 minutes drive. With the family in mind there is a selection of schooling from nursery through to secondary level within the town, whilst West Lothian College can be found in neighbouring Livingston. For the outdoor enthusiast, highly regarded Harburn Golf Club is to the south of the town centre whilst Five Sisters Zoo is a sprawling visitor attraction for all the family to enjoy.

Living Room 15'10" x 11'11" (4.85m x 3.64m)

Kitchen 10'1" x 8'9" (3.08m x 2.69m)

Bedroom 1 11'9" x 8'8" (3.60m x 2.66m)

Bedroom 2 11'11" x 8'2" (3.64m x 2.51m)

Bedroom 3 7'10" x 7'2" (2.40m x 2.20m)

Bathroom 6'9" x 6'9" (2.07m x 2.06m)

## Extras

Items included are blinds, light fittings, floor coverings, fridge freezer, washing machine, oven and hob. Also the IKEA wardrobes in the 2nd bedroom. Other items by separate negotiation.

## Key Info

Home Report Valuation: £230,000

Total Floor Area: 78m<sup>2</sup> (840 ft<sup>2</sup>)

What3words: ///actual.smaller.musically

Parking: Driveway

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: B

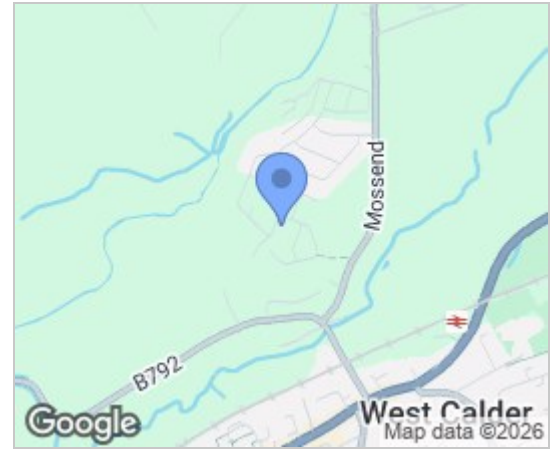
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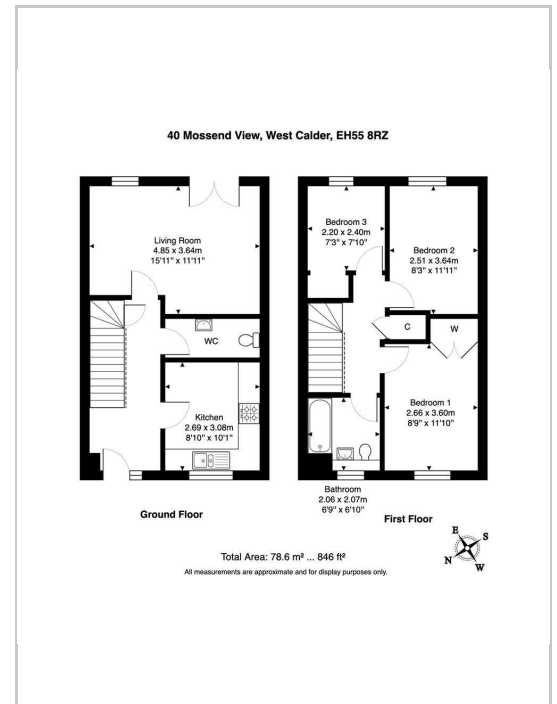
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## Area Map



## Floor Plans



## Energy Efficiency Graph

