



8 Loganlea Road

Addiewell, EH558HS

Offers over £220,000



Situated on Loganlea Road in the village of Addiewell, this impressive 4 bedroom detached villa offers spacious and versatile family living extending to over 1200 sq ft. Conveniently located close to local amenities, schooling and transport links, this fantastic home combines comfortable living with excellent practicality in a close-knit residential setting. Both Addiewell Primary and St. Thomas Primary lie within minutes walk from the property doorstep, with a train station in the village offering a regular service for commuting to Edinburgh and Glasgow. Larger towns of West Calder and Livingston can be found in short driving distance.



Description

The property is presented as a chain free sale and in ready move-in condition throughout, boasting generous room sizes that are ideal for modern family life. On the ground floor, the home benefits from a bright and welcoming living room that runs open plan to a contemporary fitted kitchen, featuring a range of sleek storage cabinets and appliances that will remain as a part of the sale. A charming conservatory provides an additional sitting area or dining room overlooking the rear garden – perfect for relaxing or entertaining year-round. The property features 2 double bedrooms to the ground floor and 2 further bedrooms to the first floor, proving handy for a multi-generational family or those requiring lateral living. A shower room with modern 3 piece suite is on the lower level with a 3 piece bathroom found upstairs, perfect for meeting the needs of a busy family. Externally, the property boasts a generous driveway with parking for several vehicles, while the private outdoor space includes a decking to provide an ideal setting for alfresco dining and summer gatherings with open outlook across fields to the rear. A timber outbuilding provides multi-use for storage or entertainment.

Location

Addiewell is a former mining village that lies two miles to the west of the larger town of West Calder but offers a suitable base for those looking to settle within the central belt. A selection of everyday amenities including a shop and post office can be found within the village, whilst a primary school offers education for young families. Nearby West Calder contains the High School for the region. A train station offers an hourly service to the larger surrounding towns and cities, whilst the busy commuter routes of the A71 and M8 are found in short driving distance.

Living Room 12'5" x 11'10" (3.81m x 3.62m)

Kitchen 16'7" x 9'7" (5.08m x 2.94m)

Conservatory 18'11" x 8'10" (5.78m x 2.71m)

Shower Room 11'3" x 4'9" (3.43m x 1.45m)

Bedroom 1 14'0" x 10'5" (4.28m x 3.18m)

Bedroom 2 13'8" x 9'6" (4.19m x 2.90m)

Bedroom 3 13'2" x 8'3" (4.03m x 2.54m)

Bedroom 4 11'3" x 8'3" (3.43m x 2.52m)

Bathroom 9'7" x 6'2" (2.93m x 1.89m)

Extras

All items remaining within the property at present are included in the sale.

Key Info

Home Report Valuation: £230,000

Total Floor Area: 114m² (1230 ft²)

What3words: ///tearfully.token.modifies

Parking: Driveway

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: C

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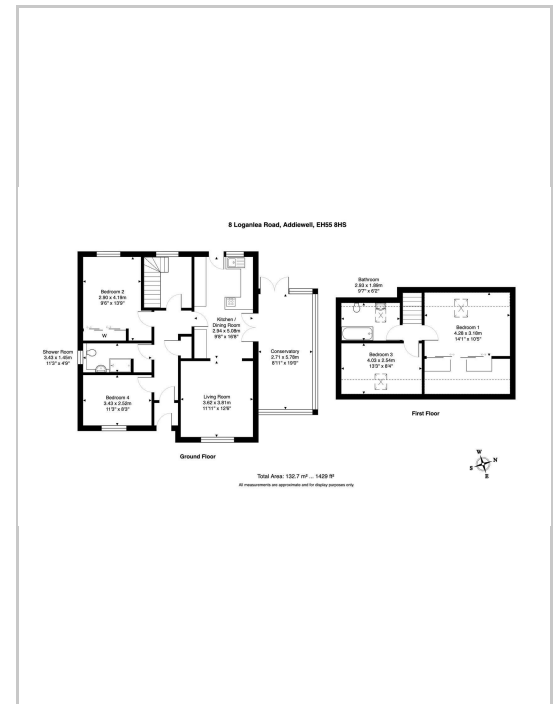
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Area Map



Floor Plans



Energy Efficiency Graph

