



17 Parkhead Gardens

West Calder, EH55 8AY

Offers over £134,000



Offering accommodation that is ideal for first time buyers entering the market, this charming 2 bedroom semi-detached in West Calder offers the perfect balance of peaceful living with convenient access to local amenities and transport links. Situated within Parkhead Gardens, the property is a short walk from Parkhead Primary and West Calder High, proving especially useful for those with a young family. West Calder train station is similarly easily accessible, providing a regular link to Edinburgh and Glasgow for buyers commuting for work. Nearby Livingston can be found in short driving distance, where an excellent range of shopping, eating and recreational pursuits can be found.



Client Comments

"Its been an amazing 10 years living in this house. Neighbours are so lovely and we have loved watching our little girl growing up here. Safe areas for little ones to play. School, shops and beautiful walks are all close by. The home has served us well enjoying family gatherings in summer and festive season."

Description

The property itself would be an ideal choice for a couple or those with a baby, offering space to grow given the 2 double bedrooms. Both enjoy fitted storage for meeting everyday needs, whilst further cupboard space can be found on the ground floor. A bright and airy kitchen is the first impression when entering the property, offering a range of storage cabinets alongside space for all the essential appliances and everyday meals. The spacious living room is perfect for cosy nights on the sofa or entertaining friends and family, whilst there is a well-appointed bathroom comprising of a 3 piece suite and overhead mixer shower. Gas central heating via an annually serviced combi boiler and double glazing throughout are further practical features. The property further benefits from a private garden to the rear, enjoying a south facing aspect for making the most of the sunny weather. A range of shared residents parking can be found to the side of the property, with pathways linking from the street to the nearby choice of schools.

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.

Kitchen 18'0" x 9'10" (5.50m x 3.00m)

Living Room 18'0" x 11'10" (5.50m x 3.62m)

Upper Hallway 14'8" x 6'1" (4.49m x 1.86m)

Bedroom 1 11'7" x 11'3" (3.55m x 3.45m)

Bedroom 2 11'7" x 10'6" (3.55m x 3.21m)

Bathroom 6'9" x 6'7" (2.06m x 2.02m)

Extras

All blinds, light fittings, floor coverings and the washing machine are included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £135,000
Total Floor Area: 74m2 (800 ft2)
Parking: On-Street
Heating System: Gas
Council Tax: A - £1291.57 per year
EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

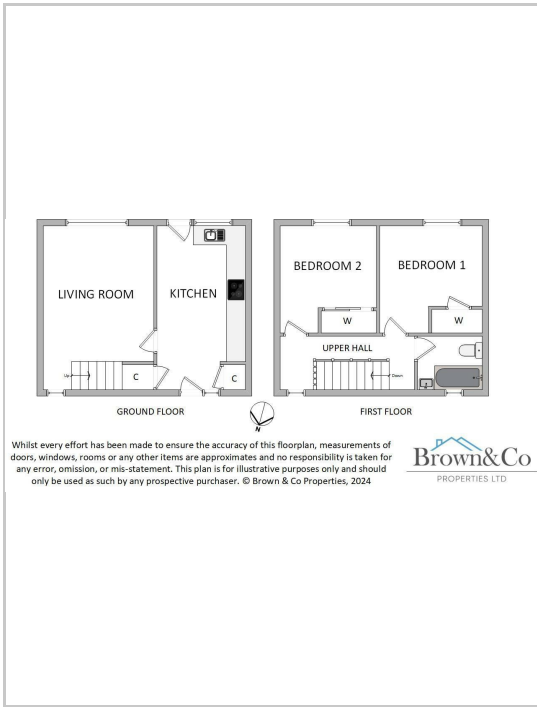
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Area Map



Floor Plans



Energy Efficiency Graph

