



3 Briestonhill Drive
West Calder, EH55 8FS

deans 
Solicitors & Estate Agents LLP

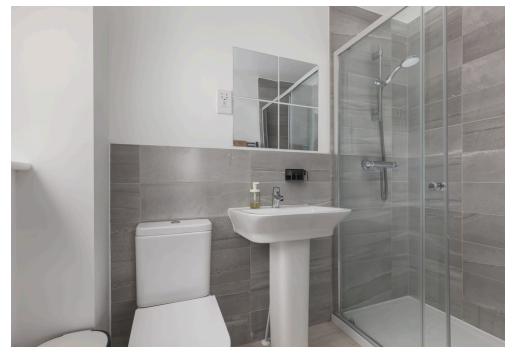


DETACHED VILLA

- Living Room
- Dining Kitchen
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC
- Utility Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Garage & Driveway
- EPC Rating - B



Quietly positioned within a popular and friendly residential setting, this spacious modern detached villa is located in the West Lothian town of West Calder. The property is ideally placed for local day-to-day amenities, with West Calder train station providing quick and easy access to Edinburgh and Glasgow. Further shopping and leisure facilities can be found in nearby Livingston, just a short drive away. Offering generous and well-proportioned accommodation, the property would make an excellent family home and comprises: a welcoming entrance hallway, bright and spacious living room, excellent dining kitchen with ample space for family dining and entertaining, utility room and WC apartment. The upper landing leads to a principal bedroom with en-suite shower room, three further well-proportioned bedrooms and family bathroom. Views towards the Five Sisters Bing can be enjoyed from the first-floor windows. There are private gardens to the front and a large, fully enclosed west-facing rear garden with a decked area, ideal for outdoor dining and enjoying the afternoon and evening sun. A driveway provides off-street parking and leads to the integral garage. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, curtains, washing machine, oven, hob, extractor hood, light shades, dishwasher and fridge-freezer. All appliances included in the sale are sold as seen, with no warranty provided. Other items of furniture may be included by separate negotiation.



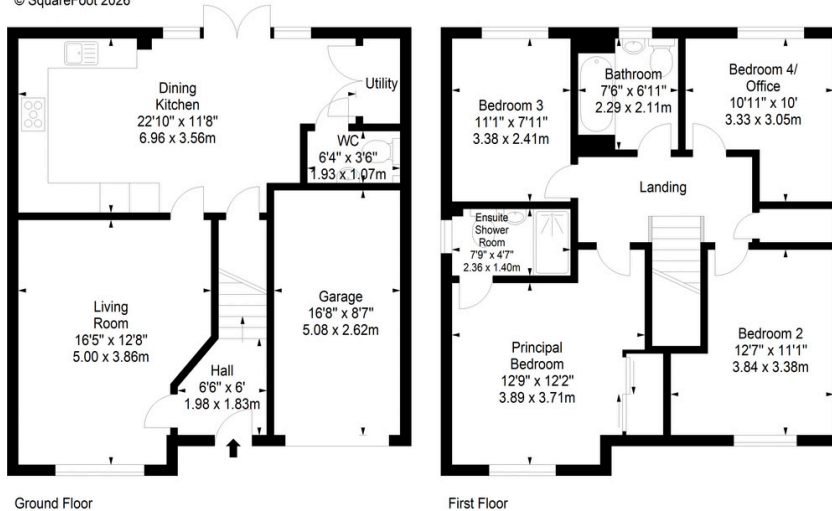
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West Calder,
West Lothian, EH55 8FS



Approx. Gross Internal Area
1265 Sq Ft - 117.52 Sq M

Garage
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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