



21 FIVE SISTERS VIEW

Polbeth, West Calder, EH55 8FJ



1

Public Room



3

Bedroom



1

Bathroom

21 FIVE SISTERS VIEW

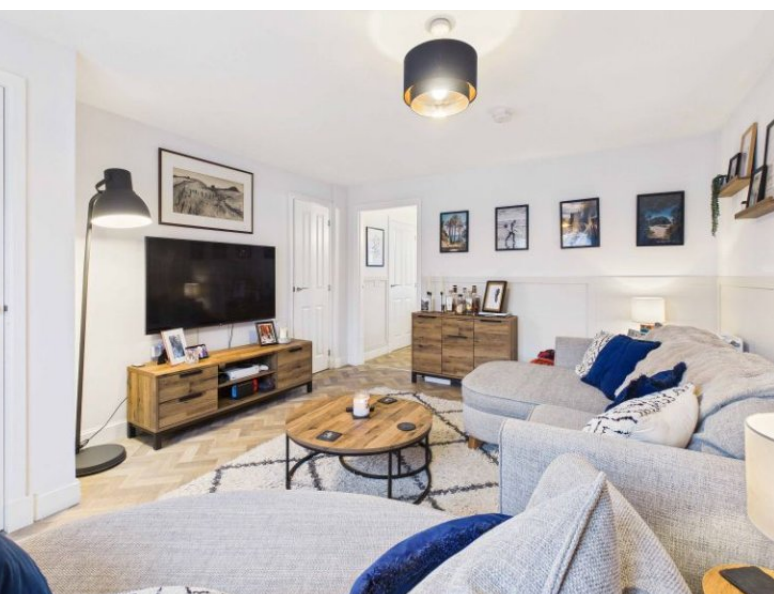
Set within a modern development in Polbeth, this contemporary semi-detached house offers bright, well-presented accommodation over two floors and will appeal to a wide range of buyers. The village is well placed for West Calder and wider West Lothian, with straightforward links for commuting further afield. Inside, an entrance hall leads to stylish living room finished with attractive herringbone-style flooring, while the dining kitchen provides fully integrated Shaker-style units, space for seated dining and direct access to the rear garden. A separate utility room and a ground-floor WC add everyday practicality. Upstairs, there are three bedrooms, with one also suited to home working, and a modern family bathroom. Private front and rear gardens, a private driveway, gas central heating and double glazing complete the home. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Contemporary semi-detached house in Polbeth
- Bright accommodation over two floors
- Entrance hall
- Attractive living room with herringbone-style flooring
- Dining kitchen integrated appliances and direct garden access
- Discreet, separate utility room
- Ground-floor WC
- Three first-floor bedrooms, including a versatile home office/third bedroom
- Contemporary family bathroom with a shower-over
- Private front and fully enclosed rear gardens
- Private driveway parking
- Gas central heating and double glazing







THE BEDROOMS
& BATHROOMS



POLBETH

Polbeth is a small West Lothian village with an established residential feel and a strong sense of community. It offers a quieter pace of life while remaining convenient for everyday needs, with local amenities close at hand and a broader selection of shops, cafés and services available in nearby West Calder. For extensive retail, dining and leisure choices, Livingston and the wider central belt, are readily accessible, giving the area broad appeal for day-to-day living.

The surrounding area is well suited to an active lifestyle, with open countryside, green space and walking routes nearby. Schooling, from nursery to secondary, are available locally and across the wider West Lothian area, adding to the village's family appeal.

Polbeth is also a practical base for commuters, thanks to convenient road connections and West Calder railway only minutes away, Polbeth is a top choice for commuters in the central belt linking it directly to Edinburgh, Glasgow and other key destinations.



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FLOORPLAN



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