

**53 HARTWOOD ROAD
WEST CALDER
EH55 8DG**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



A charming, two bedroom, mid-terrace, stone-built bungalow converted from a former schoolhouse dating back to circa 1900 in the popular village of West Calder, boasting spacious living accommodation and large front and rear gardens.

Viewing by appointment only call 0131 337 9692

OFFERS OVER £190,000

- Large open plan lounge/dining area/kitchen
- Fully fitted kitchen
- Two double bedrooms
- Three-piece shower room
- Large, enclosed front & rear gardens
- Ample storage throughout



Located in a quiet, residential street in the popular village of West Calder. 53 Hartwood Road is a two bedroom, mid-terrace, bungalow converted from a former schoolhouse. This charming property offers well-proportioned accommodation while benefitting from ample storage and parking, double glazed windows, gas central heating and large enclosed front and rear gardens.

The accommodation is all on the ground level and comprises; a large open plan lounge/dining area/kitchen, three large storage cupboards, two double bedrooms and a three-piece shower room.

Upon entering through the front door, you're welcomed by the expansive lounge/dining area, providing lots of space for a sizable dining table and chairs. The room boasts high ceilings and two colonial grid-style windows, which flood this spacious room with plenty of natural light. Beyond an archway lies a convenient storage cupboard and the well-appointed fully fitted kitchen/breakfast room.

The kitchen/breakfast features oak-coloured wall and base mounted units alongside glass-fronted display cabinets, offering ample storage space. The countertops, complementing the units, provide a generous workspace, with a 1 ½ stainless steel sink and drainer paired with mixer tap. There is room for a cosy table and chairs, as well as, a free standing cooker with an integrated extractor hood to ensure efficient ventilation. Also located in the kitchen/breakfast room is the gas boiler. The ceiling is panelled and fitted with modern down lighters. Included in the sale is the under-counter fridge-freezer, dishwasher, washing machine, tumble dryer, and microwave.

From the lounge, a doorway leads to the internal hallway, providing access to two spacious, double bedrooms, a shower room, two additional large storage cupboards, and entry to the loft space. The first bedroom boasts generous proportions, accommodating a double bed and additional freestanding furniture comfortably. It benefits from a pleasant view of the rear garden and features a

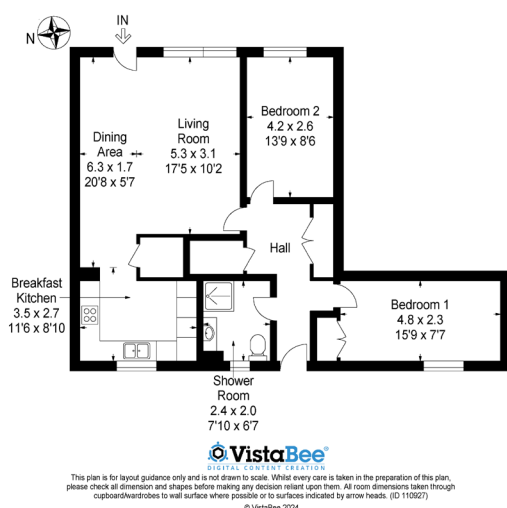
convenient double built-in wardrobe. The second bedroom is illuminated by a large colonial grid-style window, offering a charming view of the front garden. Equally spacious, it provides ample room for a double bed and freestanding furniture.

Towards the back of the inner hall, is the three-piece shower room, including a WC, wash hand basin, electric shower, mirrored wall-mounted storage, and coordinating vanity unit.

Externally, the property features large gardens to the front and rear, both fully enclosed by timber fencing. The front garden presents an easily maintained lawn bordered by decorative chippings, complemented by the presence of stunning mature shrubs and plants. The rear garden offers a large natural stone patio, with a sturdy brick-built BBQ, and charming shrubs and plants. A slabbed pathway leads to the garden shed, complete with power and light. The rear garden gate which access to a large communal parking area.

West Calder is a highly sought after village with a wide variety of local amenities and well placed for quick and easy access to nearby Livingston, Edinburgh and Glasgow. West Calder is ideal for commuters with the M8, A71, Edinburgh Airport and West Calder train station on your doorstep. The village offers a wide variety of local shops, cafes, bars and restaurants with Livingston Designer Outlet conveniently close with its excellent array of high street shopping and eateries. The area benefits from superb leisure facilities, golf courses, cycle routes and sprawling open green spaces. West Calder has first rate schooling at both primary and secondary level giving the area its enviable reputation amongst families.

Council tax band: D
EPC rating: D
HR Value: £190,000



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