



28 Harburn Drive
West Calder, EH55 8AS



End Terrace

Offers In The Region Of £85,000

This property is a fine, well presented end terraced house set in a cul de sac which is ideal for growing children and pets. It is close to good local facilities. Internally the accommodation includes a spacious living room with dining space leading to a fully fitted kitchen which, in turn, leads out to the garden. On the upper floor there are two spacious double bedrooms with storage. Also on the upper floor is a shower room/WC. The house benefits from gas central heating and double glazing. Fitted carpets, curtains and kitchen appliances are included in the sale.

VIEWING:

By appointment through KW Law on 01506 415333

28 Harburn Drive

West Calder, EH55 8AS

- Roomy End Terraced house set in quiet location.
- Good rear garden with access to front.
- Bright lounge/dining room with windows to front and rear
- Open plan dining area leading to kitchen
- Fitted kitchen with appliances included
- 2 double bedrooms with quiet outlooks and fitted wardrobes
- Modern Shower room/WC with window.
- Gas Central Heating and Double Glazing
- Residents parking bays nearby.
- EPC Band D



This house is an end terraced house located within a popular and quiet cul de sac within easy walking distance of the shops and other local facilities in West Calder. The town of Livingston is less than 10 minutes drive from the house and offers further and varied facilities.

Internally the accommodation is in good order throughout although a little bit dated in style. The front door leads into the hall which connects with the lounge and has the staircase to the upper floor. The lounge has windows looking out to the front and the rear and offers plenty of room for dining. There is an open door way leading into the kitchen which is fully fitted and a range of appliances are included in the sale. The kitchen leads out to the rear garden.

A staircase in the hall leads to the upper floor. There are two excellent double bedrooms, one to the front and the other to the rear. Both are well proportioned rooms and have fitted storage. Also on the upper floor is the shower room/WC with an electric shower contained within a shower cabinet. There is a frosted window for ventilation with privacy. The landing area has an access hatch to the attic.

Double glazing and gas fired central heating. All curtains, blinds and floor coverings are included in the sale.

Externally, the house has a pleasant front garden leading to the house and to the rear is a fine almost enclosed private garden area which is mainly laid to lawn. There is access to the side of the house to allow for wheelie bins. This garden is simply ideal for small children or pets.

All in all this is a good, affordable, family home set in a quiet attractive location close to good facilities and within easy reach of

good communications and a wide variety of amenities.

West Calder is a long established and traditional small town situated to the west of Livingston on the A71. Within the High Street is a good range of local shops and other facilities and West Calder has schools at both primary and secondary level. Livingston is quickly reached by car and the centre of the Town has a superb range of large supermarkets and national stores for food, clothing and household needs. A large national brand discount centre is to be found within the shopping centres. A good range of leisure facilities are within easy reach including gyms, golf courses and a wide variety of "eating out" choices. The cities of Edinburgh and Glasgow are less than an hour away by car, train or coach.

Communication links are excellent with easy connection to the M8 connecting east and west to Edinburgh and Glasgow. The M9 travelling north connects with the M8. The international airport is an easy drive away and there are good bus links into the City. Railway stations are to be found in West Calder and Livingston.

ACCOMMODATION

Entrance Hall

The hall is entered through a secure PVC door with feature etched glass panel and with a glazed panel to the side. Staircase to upper floor. Understairs storage with central heating boiler. Radiator. Power point.

Lounge/Dining Room (20'2"x 12'1" and 9'4") (6.15m x 3.68m and 2.83m)

The sitting room of the house has a bright outlook to the front of the house and small front garden. The dining area connects to the



kitchen and has a fine outlook to the rear garden. Vertical blinds. Enclosed living flame gas fire set on hearth. 2 radiators. Power points. Doorway to;

Kitchen (10'6" x 9'10")(3.20m x 3.00m)

The family kitchen is bright with a window and door looking out to the garden. Fine range of floor and wall mounted storage units in an oak style. Contrasting working surfaces with tiled surrounds. Composite sink with drainer and mixer tap. Electric cooker with extractor hood. Hoover washing machine. Fridge/freezer. Island unit with working surface with tumble drier and freezer under. Power points. Spotlighting. Built in storage unit. Telephone point.



Upper Floor

Hallway/Landing

Access to attic storage.

Bedroom 1 (16'3" x 9'1") (4.94m x 2.75m)

The first bedroom is a generous room with a sunny outlook to the front of the house. Vertical blinds. Triple fitted wardrobe with mirror doors. Recess with storage. Radiator. Power points.

Bedroom 2 (12'6" x 8'11") (3.80m x 2.71m)

Bright, quiet outlook to the rear of the house overlooking the garden. Vertical blinds. Wall to wall fitted wardrobes. Storage recess. Radiator. Power points. Fitted carpet.

Family Shower Room. (6'4" x 5'8")

Three piece white shower suite with electric shower within enclosed shower cabinet. Tiled surrounds and floor. Frosted window. Radiator. Inset lighting. Storage under wash hand basin.





Offers are invited and should be submitted to:

KW Law, Torridon House, Civic Square, Almondvale Boulevard,
Livingston, EH54 6QY, LP 1, Livingston
Tel: (01506) 412112 Fax: (01506) 416116
E-mail address: property@kwlaw.co.uk

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