



## West Calder | Mossend View | Offers Over £270,000

Modern semi-detached home with 3 double bedrooms, driveway and garage. This stunning property offers comfort and style for family living.



Welcome to Mossend View, a superbly crafted Belmont style semi-detached residence built by Walker Homes, offering a splendid haven for families in the heart of West Calder, West Lothian. This stunning family home boasts spacious and modern interiors, with the jewel in the crown being a recently upgraded kitchen and utility, creating a truly delightful home.

Upon entering, the entrance hallway leads you into the inviting lounge, replete with light grey walls and a stylish feature wall, and sleek laminate flooring. Natural light floods the space, providing a warm and welcoming ambience. The lounge seamlessly opens up to the exquisite kitchen/diner. The recently upgraded fitted kitchen dazzles with luxury integrated appliances including an induction hob, oven, grill, dishwasher, and fridge/freezer. The marble-effect worktops, metro style splashback tiles, and under-cabinet lighting amplify the sophistication. Adjacent to the kitchen lies the utility area, an open plan space ideal for all your laundry facilities with space for a washing machine and dryer which are included within the sale price. The kitchen/diner and utility are exquisite and finished with a marble effect tiled floor. With ample space for a dining table and chairs for enjoying mealtimes and access to the outdoors for a spot of al fresco dining this entertaining space has it all. The kitchen area enjoys a handy store cupboard for all your belongings to be stored away and access to the integral garage. The ground floor also includes a cloakroom with white w.c and sink.



Upstairs, three double bedrooms await, each with fitted wardrobes and plush carpets. The master suite is an ample space for a king-size bed, with tasteful decor and an en-suite shower room with a striking design and finishes. The additional generous double bedrooms offer versatility, beautifully presented with ample space for free-standing furniture alongside built-in storage. The family bathroom exudes cleanliness with its crisp white suite and stylish splashback tiles.

Externally, this home features an extended double driveway offering off-street parking for two cars, single garage with the potential for an electric car charging point, solar panels, gas heating with a combi boiler, and double-glazing ensuring energy-efficient and promoting sustainability and reducing utility costs.. The front garden presents a neat lawn while the rear garden is a child and pet paradise, fully enclosed with timber fencing and composed of a lawn with a paved and decked area for outdoor enjoyment and the summer months.



Mossend View is an utterly superb home which is sure to impress and is ready for viewing now.



Location: West Calder is a popular commuter town served by a train station which offers rail links to both Edinburgh and Glasgow. West Calder exudes charm and character at every turn, this historic town still retains its small-town charm, but offers a good range of amenities and facilities to cater to residents' needs. From local shops and eateries to schools and recreational facilities, everything you need is within easy reach. Close by the town of Livingston and Bathgate boasts a superb range of additional facilities from shopping centres and cinemas to restaurants and supermarkets. Surrounded by rolling hills, lush countryside, and picturesque villages, West Calder is a haven for nature enthusiasts and outdoor adventurers. The scenic beauty of the area provides ample opportunities for walking, hiking, and exploring the great outdoors.

Extras: Floor coverings, blinds, light fittings in the kitchen and lounge, tv bracket in the lounge, integrated kitchen appliances, free-standing washing machine and dryer (no warranty), radiator covers, racking in the garage, pallet sofa and cushions in the garden and the garden shed.

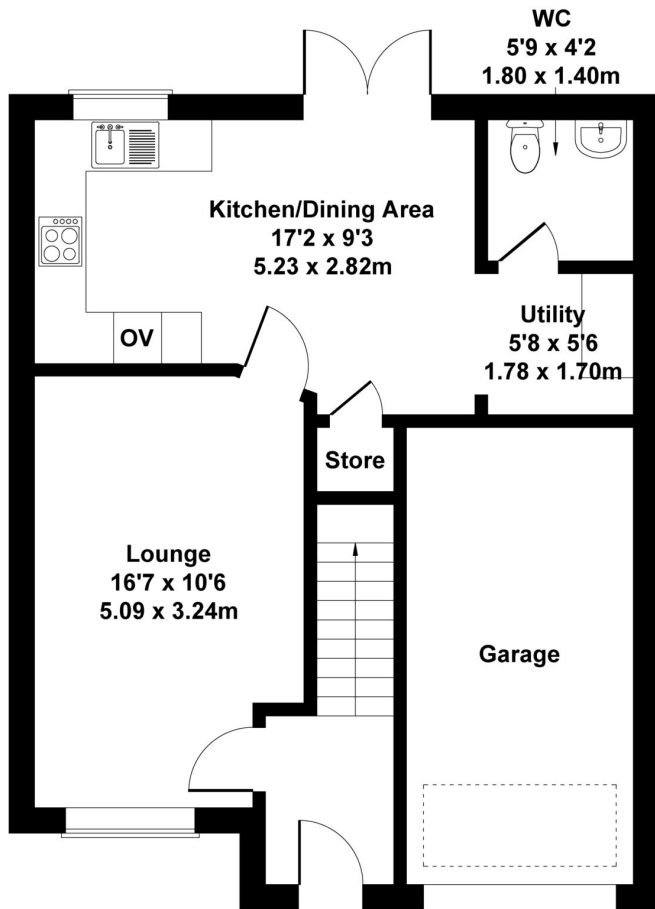


The ring doorbell and ring security camera are available by a separate negotiation.

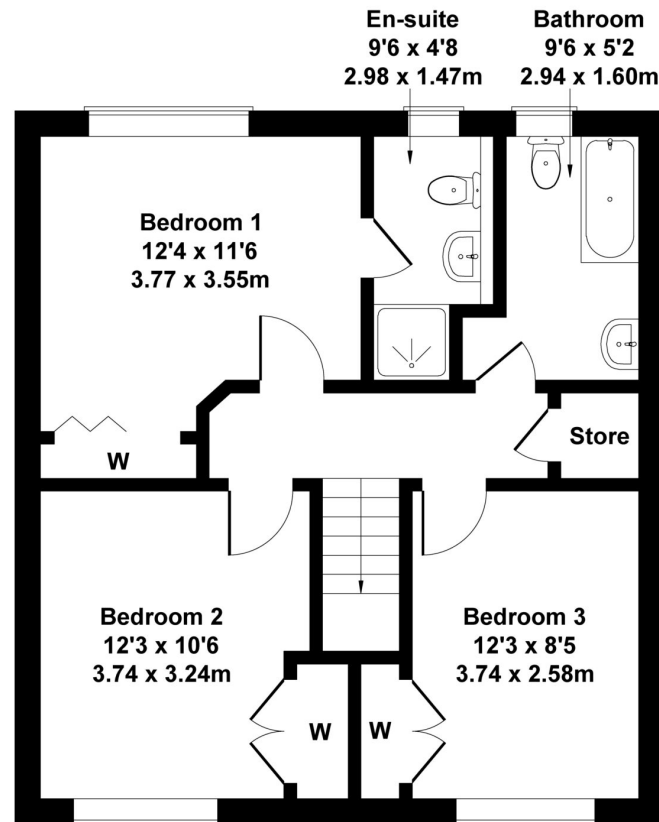


# 34 Mossend View, West Calder, EH55 8RZ

Approximate Gross Internal Area  
1272 sq ft - 118 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## All Enquiries

Telephone: 01506 500 999  
E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)  
W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.