



West Calder | Mossend Gardens | Offers Over £290,000

Step Inside 17 Mossend Gardens, West Calder - A Home of Refined Elegance.



Welcome to 17 Mossend Gardens, a remarkable three-bedroom, three-bathroom home in West Calder, West Lothian, that epitomizes modern sophistication. This stunning property has been finished to an impeccable standard, offering both style and comfort throughout.

The exterior is both charming and practical, with a double driveway leading to a spacious garage, complete with power and lighting. Step inside, and you'll find yourself in a welcoming hallway that leads to a luxurious lounge, beautifully enhanced by a panelled feature wall, a delightful space for enjoying cosy nights in. The lounge flows seamlessly into the impressive kitchen/diner, which serves as the heart of the home.

The modern kitchen is fully equipped with integrated appliances, sleek white high-gloss units, and ample storage thanks to the large pantry store. Ambient lighting adds to the atmosphere, making this space perfect for culinary creations and hosting family or friends. French doors open out to the landscaped garden, creating a beautiful transition between indoor and outdoor living.



Also equipped with a utility room for all your laundry needs with a door providing access to the garage and an elegant cloakroom adding a touch of luxury which completes the ground floor accommodation. Antico flooring runs throughout the ground floor, offering both practicality and style.

Upstairs, the landing leads to three tastefully decorated double bedrooms, each featuring plush carpeting and all with fitted wardrobes. The master bedroom is a serene retreat, complete with a panelled wall, fitted wardrobes, and a lavish en suite shower room. Bedrooms two and three, both finished in neutral tones, provide a calm and restful atmosphere, perfect for relaxation.

The family bathroom is a standout feature, boasting stylish tiles on the walls and floor, a sleek heated towel rail, and a three-piece suite with a shower over the bath. Subtle lighting around the base of the bath adds a touch of luxury, making it the perfect space to unwind.

Externally, the fully enclosed rear garden offers a peaceful retreat, featuring child and pet-friendly artificial grass, a decked area, raised planters and a patio area perfect for outdoor gatherings. A beautiful woodland backdrop adds an extra layer of privacy and tranquility, making it an ideal spot for relaxation and enjoying nature. With contemporary fixtures, efficient gas heating with a hive controller, double glazing and an alarm system, this home is truly ready to move into.

17 Mossend Gardens is a dream home for families, where every detail has been thoughtfully designed to create an exceptional living experience.





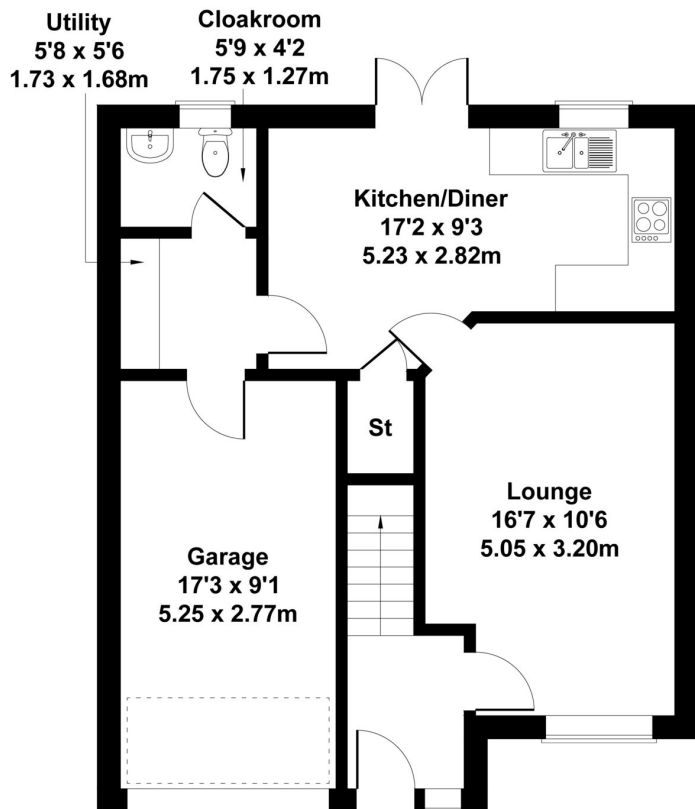
Extras: All floor coverings, blinds, integrated oven, hob, hood, fridge/freezer, dishwasher, free-standing washing machine, dryer, TV unit in the lounge, wall hung cabinet in the en suite and LED mirror in the bathroom.

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 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.

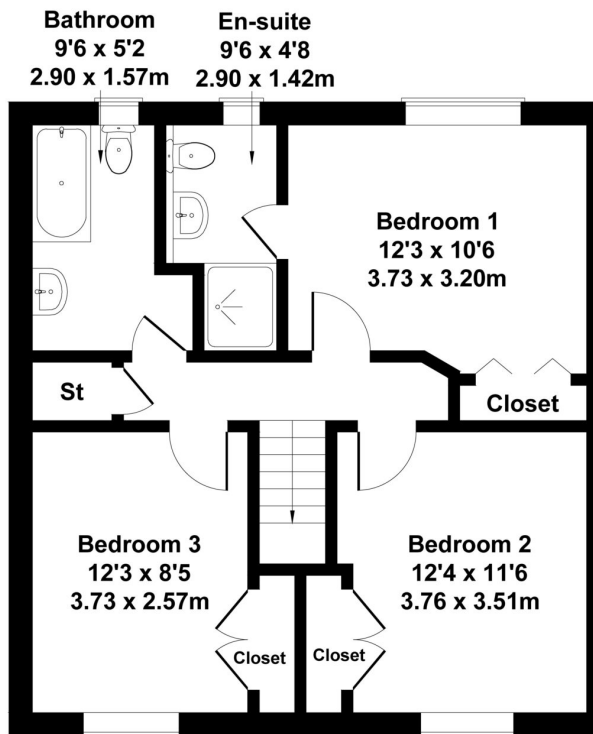


17 Mossend Gardens, West Calder

Approximate Gross Internal Area
1191 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR

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



All Enquiries

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