



West Calder | Burngrange Gardens | Offers Over £340,000

A wonderful detached bungalow on a generous, landscaped plot-a private haven filled with charm, space, and standout garden grounds.



Tucked away in a peaceful and desirable location, this beautifully presented detached bungalow enjoys an impressive plot with generous proportions both inside and out. From the moment you arrive, you are greeted by its charming exterior-a pretty frontage with a manicured lawn, a neat paved pathway, and a chipped driveway offering ample space for several vehicles. The driveway extends to a detached garage, complete with power and lighting, and features a convenient side door for easy access.

Step through the front door into a welcoming vestibule that opens into the main hallway, where rich hardwood flooring runs underfoot and a sense of warmth and flow is immediately felt. Two built-in store cupboards provide excellent storage, with one discreetly housing the boiler. A ceiling hatch offers access to the loft space above, while elegant double doors lead you into the heart of the home-the formal lounge.

Bathed in natural light from a large front-facing window, the lounge is an inviting space with a calm, neutral palette and a striking wood-burning stove, creating the perfect focal point for cosy evenings. Finished with hardwood flooring, the lounge connects to the formal dining room via a set of double doors, offering the option for open-plan entertaining or quiet separation. The dining room also features hardwood flooring and offers great versatility-ideal as a traditional dining space, home office, playroom or snug, depending on your needs.



The property offers three generous double bedrooms, all beautifully finished and thoughtfully designed for comfort. The master bedroom features soft neutral decor, fitted mirrored wardrobes and the added luxury of an en suite. This stylish en suite includes a double shower enclosure, a high-gloss vanity unit with circular basin, and a white three-piece suite, all complemented by a chic combination of modern tiles and wet wall panelling, with a panelled ceiling and spotlighting adding to the contemporary finish. Bedrooms two and three also boast excellent proportions, mirrored wardrobes, and soft carpets underfoot.

The kitchen is fitted with sleek white high-gloss base and wall units, providing ample storage and workspace. There is room for a free-standing cooker, fridge, and dishwasher, with tiled walls offering a practical backdrop. A door leads into the utility room, where additional storage and plumbing for a washing machine can be found, keeping the main kitchen area clutter-free.

From here, step into the conservatory-a bright and tranquil haven that overlooks the expansive rear gardens. This inviting space benefits from a split air conditioning system, offering both heating and cooling, making it comfortable to enjoy all year round. It's the perfect spot to unwind with a book or a cup of coffee while taking in the beautiful surroundings.



The main bathroom provides a striking, modern feel, featuring a crisp white four-piece suite comprising a bath with hand-held shower head, a separate free-standing shower cubicle, toilet, and sink-all set against contemporary grey wet wall panelling and a panelled ceiling with recessed lighting, creating a relaxing and stylish environment.



Outside, the garden grounds are simply breath-taking-a true oasis for nature lovers and those who appreciate outdoor living. The landscaped gardens stretch out to the rear in a series of beautifully designed zones, including manicured lawns, paved seating areas, and low-maintenance chipped sections. There's a greenhouse and a polytunnel for green-fingered buyers, a charming water feature for a touch of tranquillity, and even a 'secret' garden area tucked away at the bottom of the plot-a little wild space framed by mature trees, perfect for peaceful reflection or imaginative play.

The home further benefits from solar panels, offering energy savings and a greener lifestyle for eco-conscious buyers. With gas central heating, double glazing, and excellent energy efficiency features throughout, this property is as practical and cost-effective as it is picturesque.

This is a truly special home-a rare opportunity to secure a beautifully maintained and spacious bungalow set within expansive, private garden grounds in a highly sought-after location. Early viewing is essential to fully appreciate all that this exceptional property has to offer.



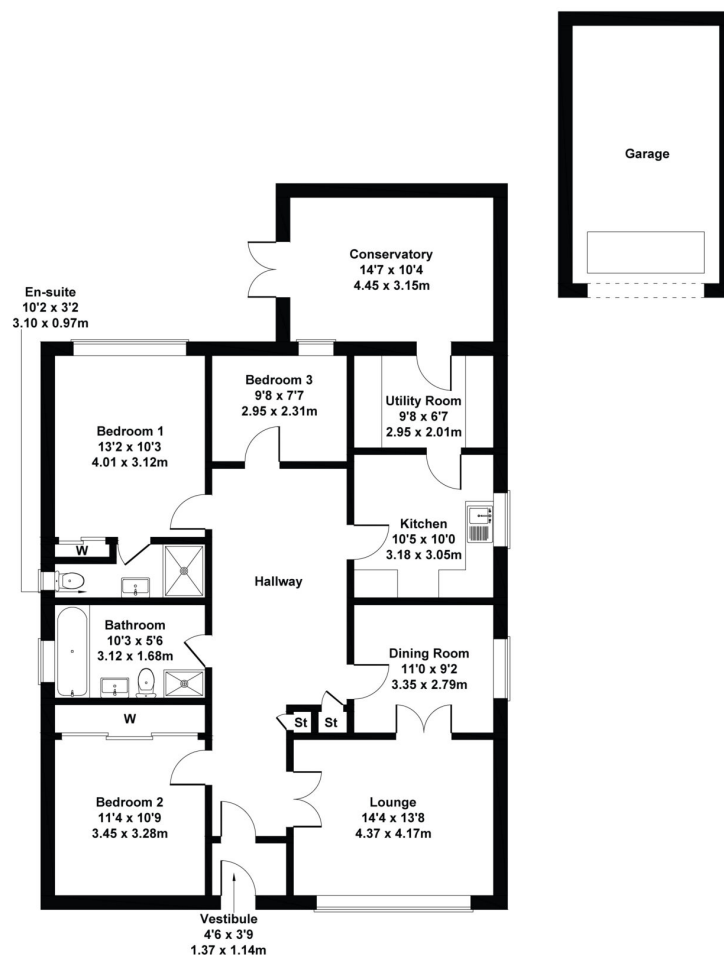
Extras: Floor coverings, blinds, curtains, light fittings, integrated oven, hob, hood, free-standing cooker, dishwasher, washing machine, greenhouse, water feature, poly tunnel, garden shed and metal table and chairs (no warranty)

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.



10 Burngrange Gardens, West Calder

Approximate Gross Internal Area
1380 sq ft - 128 sq m (Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
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