



West Calder | The Glebe | Fixed Price £225,000

Stylish and spacious 3-bed semi-detached home in a quiet West Calder cul-de-sac, featuring open-plan living, a large driveway, and sun-trap garden - Ideal for modern family life.



Tucked away in a peaceful cul-de-sac within the ever-popular village of West Calder, 21 The Glebe is a well-presented semi-detached home offering generous living space, a fantastic layout for modern family life, and a large monoblocked driveway to the front. Set in a quiet residential pocket, yet within easy reach of schools, shops, parks, and train links to Edinburgh and Glasgow, this home blends comfort and convenience in equal measure.

Step inside through the front door and you're welcomed into a bright entrance hallway, with direct access to the lounge and a carpeted staircase leading to the upper level. The lounge itself is a light and airy space, with a large front-facing window and fresh tasteful decor, finished with warm-toned laminate flooring. The lounge flows seamlessly into a high gloss kitchen and dining area, which is the heart of the home.

The kitchen has been thoughtfully designed with white high-gloss base and wall units, offering excellent storage and clean, modern lines. A central island provides a perfect spot for breakfasting or food prep, while there's ample room for a range-style cooker, American-style fridge/freezer, dishwasher, and washing machine. French patio doors lead directly to the rear garden, making this the perfect layout for entertaining or summer barbecues. A side door also provides additional access to the garden.



Upstairs, the property continues to impress with three generously sized bedrooms. Bedroom one overlooks the front of the property and enjoys a lovely open outlook over West Calder. It benefits from a fitted wardrobe, plush carpet underfoot, and a stylish feature wallpapered wall. Bedroom two sits to the rear, decorated in crisp white with fitted storage and carpet, while bedroom three also offers comfortable proportions, a built-in recess for storage, and a cosy feel.

Completing the accommodation is the family bathroom, fitted with a fresh white three-piece suite with a shower over the bath. Tiled walls and flooring provide a sleek and practical finish, and a window to the rear allows for natural light and ventilation.



Externally, the rear garden is fully enclosed and designed for low maintenance, with paving and decorative chips creating a neat and tidy outdoor retreat. It's a real sun trap and offers plenty of space for garden furniture or even some planting for green-fingered buyers. To the front, the standout monoblocked driveway provides generous off-street parking for multiple vehicles.

The property further benefits from gas central heating, with a brand-new boiler installed in February 2024, and full double glazing throughout.

West Calder itself is a thriving village with a strong community feel, offering excellent amenities including a Co-op supermarket, local shops, primary and secondary schooling, cafes, a train station with direct links to Edinburgh and Glasgow, and easy access to the A71 and M8 for commuters.



21 The Glebe is a wonderful family home in a sought-after location- ready to move into and enjoy from day one.

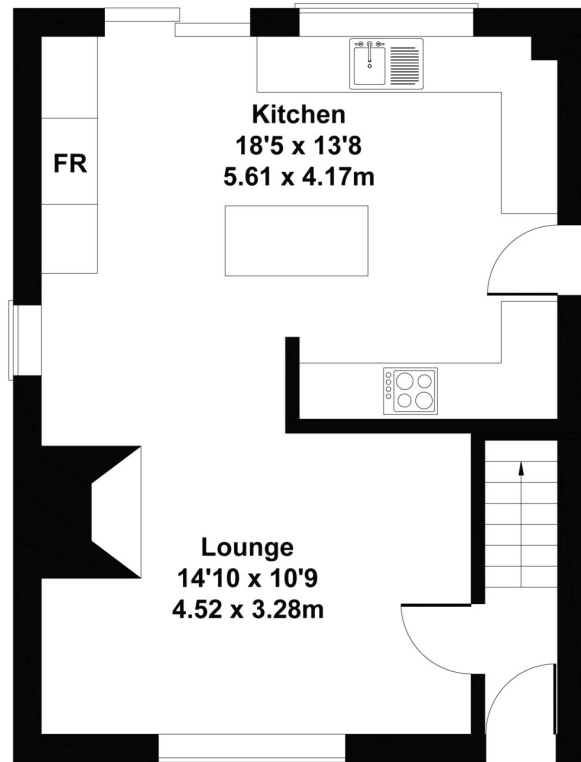
Extras: Floor coverings, blinds, light fittings, white goods, garden shed and bin stores. (no warranty)

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.

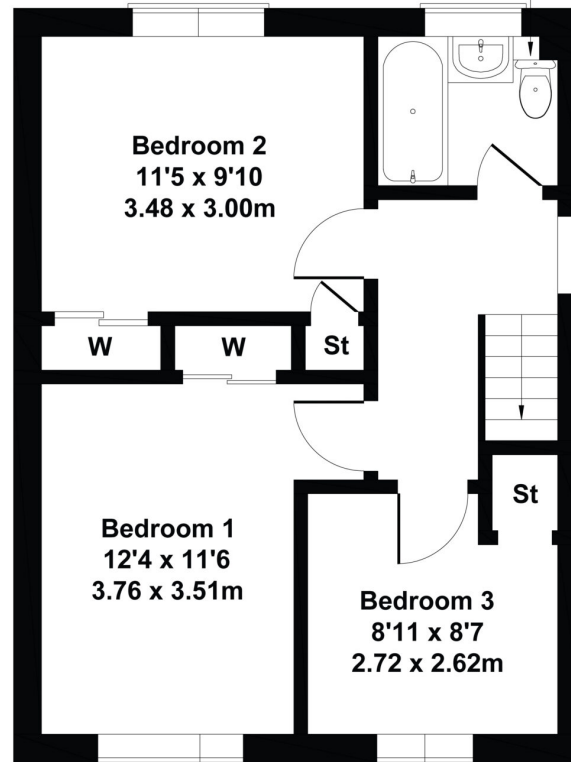


21 The Glebe, West Calder

Approximate Gross Internal Area
918 sq ft - 85 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



All Enquiries

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