



West Calder | Kirkgate | Offers Over £105,000

Sleek and central - this ground floor, main door apartment gem in West Calder is perfect for first-time buyers or downsizers.



Charming Ground Floor Apartment in the Heart of West Calder

Perfectly positioned in the very heart of West Calder, this delightful main-door, ground-floor apartment offers the perfect opportunity for a first-time buyer, investor, or someone looking to downsize without compromising on convenience or comfort. With easy access to all local amenities, including shops, cafes, transport links, and community facilities, the location could not be more ideal for modern living.

The property benefits from both residents parking and ample on-street parking for visitors. A well-maintained communal garden lies to the rear of the building, laid to lawn and featuring a shared drying green, offering a peaceful outdoor space for residents to enjoy.

The home is accessed through its own private front door, leading into a welcoming entrance vestibule that opens into the central hallway. The hallway is finished with laminate flooring and offers excellent storage solutions, with two generous cupboards providing space for coats, shoes, and household essentials, helping to keep the home organised and allowing for clutter-free living.



At the rear of the property lies a bright and inviting open-plan kitchen, dining, and living area. This sociable space is flooded with natural light thanks to large rear-facing windows, and the neutral decor with crisp white walls creates a calm and contemporary feel. There is ample space for both lounge and dining furniture, making it the ideal setting for relaxing or entertaining. The kitchen is fitted with a range of base and wall-mounted units, complemented by contrasting worktops and a splashback. There is space for a free-standing cooker, washing machine, and fridge—all of which are included in the sale—making this a move-in-ready home.

The double bedroom is generously sized and enjoys an outlook to the front. It features built-in storage, stylish grey carpeting, and fresh white walls, creating a peaceful retreat at the end of the day.

The bathroom is well-appointed with a white three-piece suite, including a bath with an overhead shower. Wet wall panelling provides a sleek, low-maintenance finish, and the flooring is a smart grey tile-effect vinyl, tying the room together.

Further benefits of this appealing home include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Early viewing is highly recommended to appreciate the value, style, and location on offer. This is a fantastic opportunity to secure a well-presented home in a highly sought-after village setting.





Discover West Calder....

Nestled in the heart of West Lothian, West Calder is a vibrant and well-connected commuter town that effortlessly combines traditional character with modern convenience. Ideally situated between Edinburgh and Glasgow, it offers easy access to both cities via its local train station, making it a prime choice for professionals seeking a peaceful lifestyle with seamless transport links.

Rich in history and brimming with charm, West Calder maintains a strong sense of community and small-town warmth, with a heritage rooted in Scotland's shale oil industry. Period buildings, historical landmarks, and a friendly atmosphere make it an inviting place to call home.

The town itself provides a great mix of everyday amenities. You'll find a selection of independent shops, cosy cafes, takeaways, a post office, a pharmacy, and other essential services all within walking distance. Primary and secondary schools are well-regarded locally, and there are various leisure and sporting facilities available, including a community centre, football pitches, and a nearby golf course.

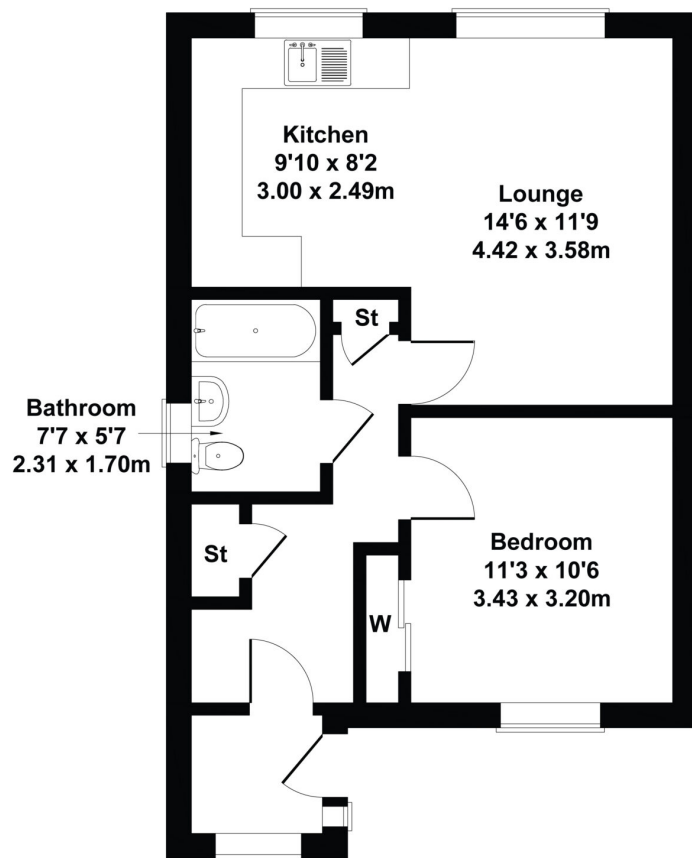
For a wider array of shopping, dining, and entertainment options, the larger towns of Livingston and Bathgate are just a short drive away. Livingston boasts The Centre and Livingston Designer Outlet, offering everything from high-street favourites to premium brands, along with a cinema, restaurants, and supermarkets. Bathgate offers a bustling high street, further transport connections, and cultural venues.

Surrounded by rolling hills, scenic farmland, and tranquil woodlands, West Calder is perfect for those who love the great outdoors. Nature enthusiasts will enjoy exploring the nearby Pentland Hills Regional Park, Polbeth Community Woodland, and the Five Sisters Zoo. There are countless walking and cycling routes in the area, with opportunities for hiking, horse riding, and enjoying the local wildlife.



39 Kirkgate, West Calder

Approximate Gross Internal Area
525 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2025
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All Enquiries

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