



## **West Calder | Burngrange Park | Offers Over £370,000**

**An exquisite, impeccably finished detached family home designed to perfection, offering exceptional modern living throughout.**



This exceptional detached family home is impeccably presented and finished to the very highest standard, offering true move-in-ready living in a superb setting. Every inch of the property has been carefully upgraded and thoughtfully styled, creating a home that feels luxurious, contemporary and effortlessly functional.

From the outset, the home makes a strong first impression. Enhanced kerb appeal is provided by upgraded soffits and fascias, complemented by stylish external downlights that add ambience and impact. A generous double driveway sits alongside a neatly laid front lawn, while a double garage with power and lighting offers excellent practicality. The garage is accessed directly from the utility room and has been cleverly sectioned, creating a versatile space ideal for a home office, workshop or additional storage.

The front door opens into a welcoming entrance vestibule, which leads into a cloakroom and a bright central hallway. From here, the quality of finish is immediately apparent, with stunning herringbone flooring flowing throughout the ground floor, setting the tone for the rest of the home. The hallway provides access to the lounge and the impressive kitchen/diner, with stairs rising to the upper level and a handy storage cupboard tucked neatly beneath.

The lounge is a beautifully styled retreat, designed with comfort and relaxation in mind. Finished in rich, deep tones, the space feels warm and inviting, perfect for unwinding at the end of the day. A striking black slatted feature wall adds texture and depth. Generous proportions allow for a variety of furniture layouts, while the overall ambience is calm, cosy and effortlessly stylish - a room that truly invites you to slow down and relax.

The heart of the home is undoubtedly the kitchen and dining space, a true showpiece ideal for modern family life and entertaining. Finished in elegant cashmere high-gloss units with soft curved cabinetry, the kitchen is complemented by co-ordinating worktops and a matching splashback for a seamless look. Integrated appliances include an induction hob, oven, microwave and dishwasher, while there is space for a premium American-style fridge freezer complete with a sleek, iPad-style touchscreen control panel, which is included within the sale price. LED lighting above the cabinets enhances both function and atmosphere, while French doors open directly onto the rear garden, flooding the space with natural light. There is ample room for a full-sized dining table and chairs, making this a perfect setting for family meals and social gatherings. A door leads through to the utility room, which provides space for a free-standing washing machine and dryer, keeping everyday practicality neatly tucked away. A door also provides access to the garden.

Upstairs, the sense of quality continues throughout. The upper hallway leads to four generously proportioned bedrooms and benefits from another store cupboard ideal for linen and household items to be neatly stored away. There is access to the loft via a hatch, with the loft partially floored, offering excellent additional storage.

The principal bedroom is beautifully styled and features a full wall of black mirrored glass wardrobes, expertly fitted with drawers, hanging space and shelving. This room also benefits from a stunning en suite, finished to a spa-like standard. Wet wall panelling, a three-piece suite, black fixtures, a sleek black shower screen, double black sinks and a bespoke mirror combine to create a luxurious and striking space.





Bedrooms two, three and four are all well-proportioned, finished to a high standard and benefit from built-in storage, with plenty of space for additional free-standing furniture. The family bathroom is equally impressive, featuring a white free-standing bath, elegant wet wall panelling and a bespoke mirror, offering a calm and stylish space for relaxation.

The rear garden is fully enclosed, making it ideal for children and pets, and it enjoys a lovely open outlook with green privacy backing onto a field. A paved patio provides the perfect spot for outdoor dining, while the lawn offers space to play and relax. A large garden cabin is a real standout feature and an incredibly versatile addition, complete with power, lighting and panel heaters. Whether used as a home office, studio, gym, entertainment space or garden bar, it offers endless possibilities to suit a variety of lifestyles.

Further benefits include gas central heating, a Hive smart heating system, an upgraded boiler installed in 2020, an alarm system, and an Ezviz Ring doorbell, ensuring both comfort and security are fully covered. Throughout the home, the level of finish is consistently impressive, with no detail overlooked. Upgraded internal doors, sleek chrome USB sockets in multiple rooms and carefully positioned spotlights enhance both style and functionality, reflecting the thoughtful upgrades and high standard of presentation found in every space.

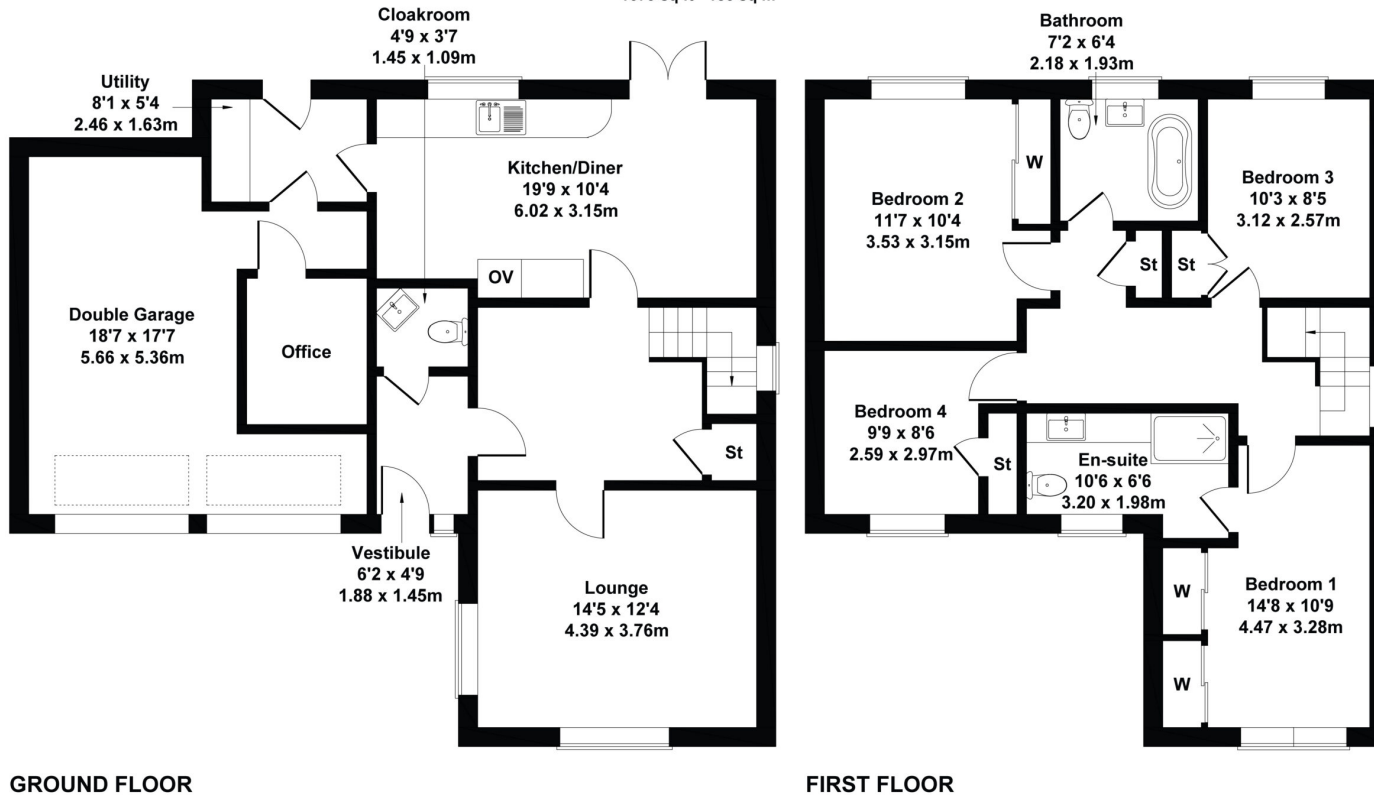
Set within a sought-after and well-connected location, with access to highly regarded local schooling including West Calder High School and excellent rail links to Edinburgh and Glasgow, this outstanding family home is presented in true show-home condition. Offering style, space and flexibility in equal measure, early viewing is highly recommended to fully appreciate the quality, finish and lifestyle on offer.

Extras: Floor coverings, blinds, light fittings, integrated oven, hob, microwave American fridge/freezer, alarm system, hive, Ezviz doorbell and the garden cabin.



## 64 Burngrange Park, West Calder

Approximate Gross Internal Area  
1679 sq ft - 156 sq m



Not to Scale. Produced by The Plan Portal 2026  
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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.