



**38 KIRKGATE
WEST CALDER, EH55 8AE**



GROUND FLOOR FLAT

Superb bright main door Ground Floor Flat presented in walk in condition in town centre location with rural backdrop. The property benefits from lounge, fitted kitchen/appliances, double bedroom with fitted wardrobe, bathroom with white suite and electric shower, gas central heating, double glazing, factored garden ground, communal drying green and ample off street parking.

West Calder boasts a comprehensive range of shops, banks, restaurants, a health centre and a library. The nearby railway station allows access to both Edinburgh and Glasgow making an excellent choice for the commuter.

Nearby Livingston offers excellent shopping and entertainment facilities at Almondvale, Designer Outlet and the Retail Parks.

Accommodation: Hall, Lounge, Fitted Kitchen/Appliances, Double Bedroom/Fitted Wardrobes, Bathroom/Electric Shower, Gas Central Heating, Double Glazing, Factored Garden Ground, Communal Drying Green, Ample Off Street Parking.

OFFERS AROUND £72,000

HALL

Access through main door into welcoming L-shaped hallway with doors off to lounge, double bedroom, bathroom and three cupboards, one shelved, one housing hot water tank and one housing electric switchgear. New fitted carpet through hall, lounge and double bedroom. Radiator, smoke detector.

LOUNGE 11'5" X 11'



Rear facing double glazed window with curtains and plaited tie backs. Door to fitted kitchen. Radiator, centre light fitting, central heating thermostat, and TV aerial socket.

FITTED KITCHEN 8' X 7'3"



Fitted with base and wall mounted units, drawers, stainless steel sink, side drainer, gas hob, electric fan assisted oven, and complementary worktops with new tiling above. The automatic washing machine and fridge are included in the sale but are not warranted. Front facing double glazed window with roller blind. New vinyl wood effect floor planks, wall mounted gas boiler, and radiator.

DOUBLE BEDROOM 8'7" X 7'6"



Rear facing double glazed window with curtains and tie backs. Double fitted wardrobe with shelf and hanging rail concealed behind sliding doors. Radiator.

BATHROOM 6'6" X 5'8"

Good sized bathroom fitted with white three piece suite incorporating dual flush WC, pedestal wash hand basin and bath with electric shower and glazed screen over. Tiling around fittings. Opaque double glazed window with Roman blind and wide sill. Ceramic tiled floor, radiator.

COMMUNAL GARDEN GROUND

Landscaped factored gardens by Link Housing Association, communal drying green and ample off street parking.

VIEWING

By appointment with KW Law Property Department on 01506 412112, Mobile on 07715 051875 or E-mail: pdl@kwlaw.co.uk

OFFERS

Offers are invited and should be submitted to:

KW Law
Torriddon House,
Civic Square,
Almondvale Boulevard,
Livingston,
EH54 6QY
Tel: (01506) 412112 Fax: (01506) 416116
E-mail address: pdl@kwlaw.co.uk

These particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. None of the items included in the sale of a working or running nature have been tested and no warranties are given as to their condition. All measurements have been taken with a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

HOUSE TO SELL?

Why not contact our Property Manager, Mrs Pam Leith who would be delighted to call and give you a valuation on your present home together with a free no obligation written estimate.