



18 Calderburn Road,
Polbeth, West Calder, West Lothian, EH55 8UB



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Offering generous sized family living is this lovely terraced house located in the popular village of Polbeth. The house enjoys good sized gardens, double glazing and gas central heating.

The accommodation includes an entrance hallway with two storage cupboards and stairs leading to the first floor. The good sized lounge has window to the front, shelved alcove and feature fireplace with gas fire. The kitchen has window and door to the rear and is fitted with a range of base and wall units with the oven, hob, hood, fridge/freezer and washing machine to remain. The modern shower room has window to the rear and is fitted with a two piece white suite. Upstairs, the main bedroom has window to the front and there are two further double bedrooms both with windows to the rear, with the wardrobes and two chests of drawers to remain.

Externally there is a good sized, fully enclosed rear garden which is mainly laid to lawn with patio area. The front garden is again fully enclosed with hard landscaping.

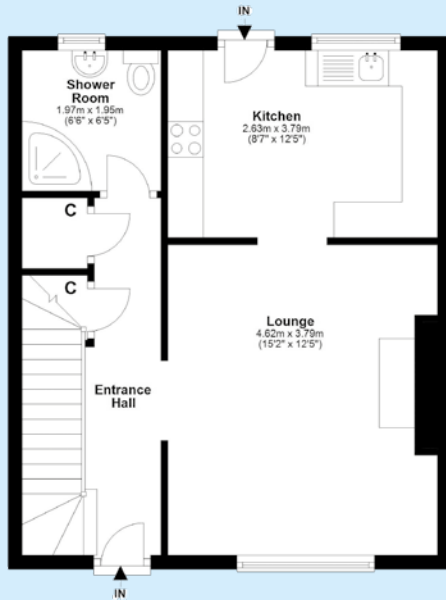
Early internal viewing is essential to fully appreciate this lovely, bright and spacious family home.

Area Description

The former mining village of Polbeth is located about a mile from West Calder and is within easy reach of Livingston which has all the facilities you would expect from a large modern town including shops, restaurants, bars and health clubs. West Calder boasts a railway station on the Edinburgh to Glasgow line making commuting to each straightforward as well as close by links to motorway networks.



Ground floor



First floor



Accommodation

Lounge:	4.62m x 3.78m	(15'2" x 12'5")
Kitchen:	2.62m x 3.78m	(8'7" x 12'5")
Shower Room:	1.98m x 1.96m	(6'6" x 6'5")
Bedroom 1:	3.05m x 5.08m	(10' x 16'8")
Bedroom 2:	3.94m x 2.97m	(12'11" x 9'9")
Bedroom 3:	2.95m x 3.15m	(9'8" x 10'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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