



Property Description

Light and immaculately presented, three-bedroom, mid-terrace house, with private gardens and residential parking. Set adjacent to a large shared green, in the Barratt Harwood Park development in Polbeth, near West Calder and Livingston, in West Lothian.

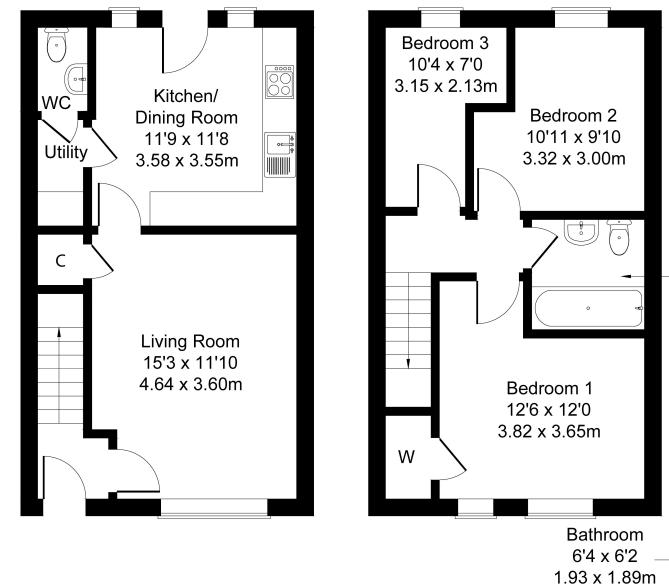
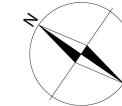
Comprises an entrance hall, living room, dining/kitchen, utility store, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish, integrated kitchen, modern bathroom suites and continuous contemporary flooring on the ground floor. In addition, there is gas central heating, double glazing, good storage provision and light, tasteful decor.

Externally, there is a small garden area at the entrance, whilst an enclosed rear garden includes a lawn and patios.

This modern, residential development provides maintained, communal grounds, a children's play area, and ample residents' and visitors' parking spaces. The property is located within the catchment area for Bellsquarry Primary School.

The reception hall gives access to the lounge and carpeted stairway, with modern, wood-effect flooring continuing throughout the ground floor. A good-sized living room features a bespoke, media, feature wall, with an integrated electric fireplace and a wall-mount TV point. Rear-facing, the kitchen has space for a dining table, and features a patio door to the garden, as well as access to a utility cupboard which, in turn, leads to a WC, with a two-piece suite. Stylish fitted kitchen units include stone-effect worktops, with matching upstand, a sink with a drainer, LED kick plate lighting, an integrated dishwasher, fridge/freezer, oven and gas hob. On the first floor, a spacious first bedroom is set to the front, with a deep built-in wardrobe, wood-effect flooring and a pendant light fitting. Two further, flexible bedrooms are set to the rear, both with wood-effect flooring and pendant light fittings. The family bathroom is fitted with a three-piece suite, including a shower over the bath, tiled splash walls and a shaver point.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Polbeth is a long-established village forming a string of residential communities to the southwest of Livingston, together with West Calder, Addiewell, and Loganlee. Polbeth offers a local supermarket, and school, and is popular with commuters, with a rail station at West Calder, and close proximity to the A71 and M8/M9 for travel throughout the central belt. Nearby Livingston, the largest town in West Lothian, has an excellent

range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema, and sports centres.





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