



Persimmon Homes, Plot 41, The Balerno at Latham Park, Hartwood Road, West Calder, EH55 8DG

Four Bedroom, Detached House with Private Gardens & Integral Garage

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Property Description

Beautifully designed and well-proportioned, four-bedroom, detached house with private gardens and an integral garage. Ideally situated, in a new, modern residential and family-friendly development, in West Calder, West Lothian.

Comprises an entrance hall, a lounge, a kitchen, a dining room, four double bedrooms, a family bathroom, an en-suite shower room, and a ground-floor WC.

Highlights include a car charging point, a turf south-facing rear garden; and well-maintained grounds throughout the development.

The Balerno is part of an exclusive development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle.

Reserve now! LBTT paid (worth over £5,000); plus kitchen upgrades included too.

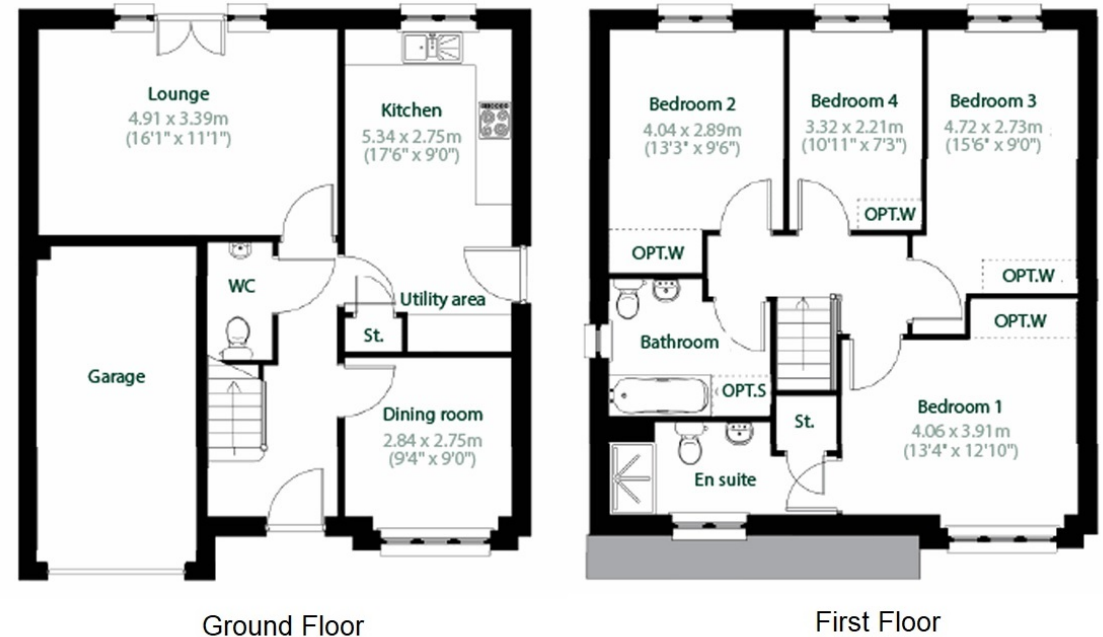
A welcoming entrance hall affords access throughout the ground floor, including a convenient WC; with the lounge set to the rear, featuring French patio doors leading to the southerly-facing garden, offering excellent space for entertainment. Also set to the rear, with an upgraded oven, hob and extractor fan included, a large kitchen offers a utility area, built-in storage and further outdoor access; whilst a spacious dining room is set to the front.

On the upper floor, a spacious master bedroom is set to the front, with a built-in wardrobe, a further built-in storage cupboard, and a modern en-suite shower room; whilst three further bedrooms overlook the garden, similarly well-finished with built-in wardrobes. Completing the accommodation, the bathroom has a side aspect window, and offers space for a three-piece suite.

Materials within the advert have been supplied by Persimmon Homes.

PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.

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Area Description

Set within a modern development at Latham Park, located on the outskirts of West Calder, surrounded by glorious countryside. The village offers a range of local facilities, independent shops and eateries; whilst further benefits include two well-regarded schools and picturesque surroundings of local nature reserves, reservoirs and country parks. Ideally located and popular for commuters, the village has its own railway station and its close proximity to the A71 and M8/M9 allows for travel throughout the central belt, with Edinburgh and Glasgow within easy reach. 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

