

Turpie
&Co



18



Mungle Street, West Calder, EH55 8BX

Visit www.turpies.com
or telephone 01506 668448



18

Mungle Street, West Calder



Enjoying a peaceful position within a quiet cul-de-sac, this attractive three-bedroom home offers well-proportioned accommodation arranged over two levels, with a practical layout well suited to modern family life.

On entering, a vestibule leads into the generous living room, a comfortable main reception space with a bay window to the front. From here, the accommodation flows through to a separate dining room, providing ample space for family dining and entertaining, with the adjoining fitted kitchen completing the main living areas. A useful store and separate WC add further practicality on the ground floor.

Upstairs, there are three bedrooms, including two generous double bedrooms. The principal bedroom benefits from built-in storage and its own en-suite, while bedroom two also features built-in storage. A family bathroom completes the first-floor accommodation.

What's special about this house

- Peaceful cul-de-sac setting with a quiet and private position.
- Generous living room providing a comfortable main reception space, with an attractive bay window bringing plenty of natural light into the room.
- Separate dining room offering a dedicated space for family meals and entertaining, conveniently positioned alongside the fitted kitchen.
- Three well-proportioned bedrooms, including a principal bedroom with built-in storage and en-suite.
- Dedicated parking space providing convenient off-street parking. The property also benefits from a small garden area.



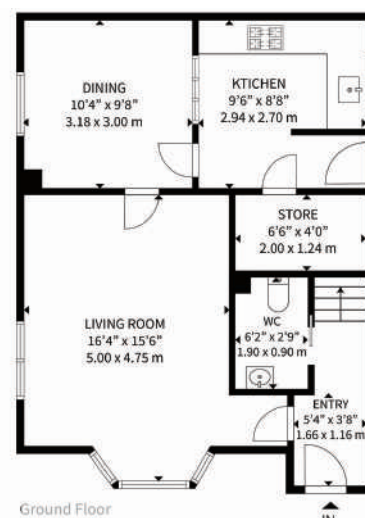
Location and Amenities

- Walking distance to Parkhead Primary School and close to West Calder High School.
- West Calder has a selection of convenience stores, a pharmacy, a post office, a medical centre, and bustling pubs and eateries.
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (19 miles) and Glasgow (31 miles); the M9 is a short drive away.
- West Calder Train Station with regular and swift links to Edinburgh and Glasgow is a ten-minute walk.
- Edinburgh International Airport is 13.7 miles away.
- Close to family-friendly recreational activities such as Five Sisters Zoo, Harburn Golf Club, and Deer Park Golf and Country Club.

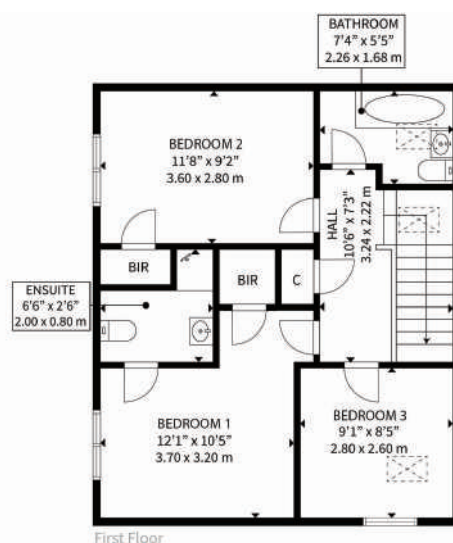
Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, and fridge are included

Home Report valuation	£200,000
Internal floor area	92m ²
School catchment	Parkhead Primary School West Calder High School
Council tax band	Band D
EPC rating	Band C
Train station	West Calder



Ground Floor



First Floor

Dimensions

Ground Floor

Living Room	5.00 x 4.75m
Dining	3.18 x 3.00m
Kitchen	2.94 x 2.70m
WC	1.90 x 0.90m

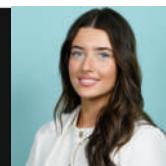
First Floor

Bedroom 1	3.70 x 3.20m
En-suite	2.00 x 0.80m
Bedroom 2	3.60 x 2.80m
Bedroom 3	2.80 x 2.60m
Bathroom	2.26 x 1.68m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.