



**RE/MAX** PROPERTY



***2 Mossend Place, West Calder, West Lothian, EH55 8US***

- **Gorgeous 5 Bedroom Detached Villa**
  - **2 Sublime Reception Spaces**
    - **Bespoke Kitchen/Diner**
    - **5 Spacious Bedrooms**
  - **3 Stunning Bathrooms & W.C**
- **Professionally Landscaped Gardens**
  - **Popular New Development**
- **Close To Major Transport & Rail Links**

**\*\*GORGEOUS 5 BEDROOM DETACHED VILLA!\*\***

Niall McCabe & RE/MAX Property are proud to present to the market this outstanding & truly 'one of a kind', 5-bedroom, 2 reception, 3 bathroom detached family home which is peacefully located in the heart of the Monarch's Way development, in West Calder – a delightful, yet select estate built by Walker Homes. The property enjoys a sublime finish, spacious room sizes & impeccable styling inside & out – representing the ideal family home for years to come! This home certainly is a very special place where quality comes as standard and attention to detail is evident in every corner of every room. Inside, spacious well-designed rooms are flooded with natural light with a luxurious, yet contemporary twist.

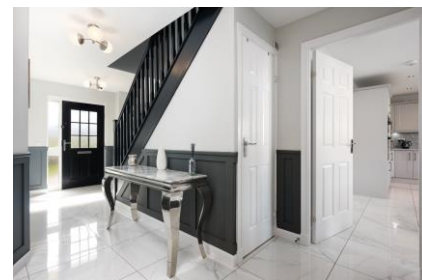
West Calder enjoys a good range of local amenities, including shops, a post office and primary school with nursery. West Calder provides a broader range of facilities, including a supermarket, bars, restaurants and a railway station. Bathgate and Livingston offer more comprehensive amenities and shopping. With the local railway station at West Calder, the rail links are excellent. There is also easy access to the road network of the central belt, including the M8, M9 and A71 providing easy commuting to Edinburgh and Glasgow, within easy reach of Edinburgh Airport.

The home report is available from our website.

Freehold

Council tax band G

Factor Fee N/A



#### Entrance Hallway

19' 4" x 9' 3" (5.90m x 2.82m)

Offering an inviting introduction to the home and setting the tone for the immaculate interiors to follow, the hall is decorated in tasteful hues with striking Marble flooring & panelled walls.

#### Lounge

17' 5" x 12' 8" (5.30m x 3.85m)

Located at the front of the property, the formal lounge is the perfect space to unwind after a long day. There are large windows that look onto the impressive front garden & flood the space with light & love. It has been decorated in elegant soft tones, with welcome pops of teal, and boasts deluxe carpeted flooring, a custom media wall & storage press.

#### Dining/Play Room

12' 8" x 11' 1" (3.87m x 3.38m)

Located just off the lounge, here you enter the dining room, that is currently utilised as a playroom – a versatile room that can be used flexibly depending on the individual purchaser. It is a gorgeous room with plush carpeting, that bathes in light via side windows and patio doors leading onto the gardens.

#### Kitchen

18' 0" x 12' 4" (5.49m x 3.75m)

Entering from the hallway, here you step into the heart of the home: the breath-taking kitchen. Which boasts several fantastic features such as bespoke cabinetry with contrasting worktops, a vast selection of integrated and freestanding appliances, plus a large breakfasting bar – ideal for relaxed family meals. There is also access onto the handy utility room.

#### Utility Room

8' 8" x 5' 3" (2.65m x 1.60m)

A handy space which could house all washing & cleaning appliances – there is also a range of base mounted units and a door onto the rear garden.

#### W.C

8' 8" x 3' 7" (2.65m x 1.10m)

Beautiful 2-piece W.C – finished in contemporary tones, with lovely flooring & fresh wall coverings. The room further benefits from having a large, glazed window.

#### Bedroom 1

15' 5" x 13' 5" (4.70m x 4.08m)

The lavish master suite has been decorated in attractive neutral tones, and benefits from having a large window which over-looks the impressive rear garden & beyond, which, in turn flood the room with a copious amount of light there is also extensive fitted wardrobes, and access to the boutique inspired en-suite shower room.

#### En-Suite

8' 10" x 6' 5" (2.70m x 1.96m)

The wonderful en-suite is complete with a large, walk-in shower enclosure complete with power shower head, a washbasin set into plentiful storage, and a W.C.

#### Bedroom 2

12' 10" x 11' 5" (3.92m x 3.48m)

Bright and spacious double bedroom with carpeted flooring, modern décor, ample fitted wardrobes, en-suite, wall mounted radiator & a stunning shower room.

#### En-Suite

5' 10" x 4' 10" (1.78m x 1.48m)

Generous sized en suite with newly fitted wall & floor design – which add a touch of class, W.C., wash hand basin, walk in shower enclosure.

#### Bedroom 3

12' 1" x 10' 11" (3.68m x 3.33m)

Another wonderfully sized bedroom which pleasantly overlooks the side of the property, there is a large window allowing an abundance of light, flooring is carpet, several powerpoints and offers ample built in storage.

#### Bedroom 4

14' 4" x 8' 6" (4.38m x 2.58m)

A Generous double room, currently housing a single bed overlooks onto front aspect via an impressive picture window. It has been subtly decorated and offers great built in storage, and is drenched in natural light.

#### Bedroom 5

14' 4" x 8' 5" (4.38m x 2.56m)

Great sized bedroom overlooking the rear of the property & beyond, it offers a fantastic large window allowing a great abundance of light, flooring is carpet, and the room could be used flexibly depending on the individual purchaser.

#### Family Bathroom

8' 9" x 7' 10" (2.66m x 2.40m)

The stylish 4-piece family bathroom has been thoughtfully & carefully designed, and comes complete with striking floor tiles, sink & W.C sunk into ample there is also a gorgeous bathtub & double walk-in shower enclosure – it has been finished in lovely green shades, adding to the overall tranquillity of the room.

#### Exterior

The property occupies a sizable plot, which boasts an exceptionally inviting exterior, to the front there is a multi-car driveway which provides access to the integral double garage, access paths to the rear & a gorgeous front lawn, bordered by planting. The expansive rear garden is bound by high fencing and designer shrubbery for optimum security and privacy. The low maintenance garden features a vast terraced area, astro turfed lawn & hot tub space. Making this the perfect place to enjoy those long summer evenings and lap up that well needed sunshine.

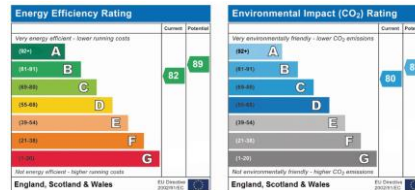




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