







## 15 Northfield Court

West Calder, West Calder

Welcome to Northfield Court, West Calder, a well presented two-bedroom upper flat offering comfort, convenience, and fantastic connectivity. Ideally located just off West Calder's bustling high street, this home provides spacious interiors, fitted wardrobes in both bedrooms, communal parking, and excellent transport links to Edinburgh and Glasgow, making it an ideal choice for first-time buyers, downsizers, or investors alike. As you enter, you are welcomed into a bright and airy hallway that introduces the rest of the home. To the front of the property, you'll find the open-plan lounge and dining area, a generous and versatile space that can comfortably accommodate a large sofa, a media wall, and dining for up to four people. This inviting room is perfect for both everyday relaxation and entertaining, filled with natural light from the large front-facing window.

Just off the lounge, the kitchen offers a practical and well-designed layout, complete with a four-point freestanding gas cooker, washing machine, and space for a freestanding fridge. Finished with sage-green cabinetry, splashback tiling, and chrome accents, it also features a small breakfast bar-style worktop, ideal for casual dining or morning coffee.





The principal bedroom is a fantastic size, comfortably accommodating a double bed with bedside cabinets and a chest of drawers. This room includes a fitted wardrobe for convenient storage and benefits from a large window that allows plenty of natural light to flow through. Bedroom two, currently used as a home office, also features a fitted wardrobe and can comfortably host a single bed, a versatile space equally suited as a guest room, nursery, or work-from-home area.

The family bathroom is a modern three-piece suite, finished with tiling around the bathtub and sink, white fixtures, and chrome accents, offering a clean and timeless look. Additional features include a large hallway storage cupboard and loft access, providing ample space for household essentials. Externally, the property benefits from communal parking to the rear, with generous spaces available for residents and visitors alike.

Location-wise, 15 Northfield sits in a prime West Calder position, just a short stroll from the local ScotMid, post office, day-to-day store, and popular eateries such as Chilli's Indian Restaurant and La Salute Italian Restaurant. Healthcare amenities including West Calder Medical Practice and Lindsay & Gilmour Pharmacy are within walking distance, while West Calder Train Station offers fast and frequent connections to both Edinburgh and Glasgow. The M8 motorway is also easily accessible, ensuring convenient travel by car.

Nearby attractions include the Five Sisters Zoo, Livingston Designer Outlet, all just a short drive away, providing a perfect balance of village charm and modern convenience. Northfield is a bright, well-located, and move-in-ready home, ideal for anyone seeking space, accessibility, and comfort in the heart of West Calder.

Council Tax band: B

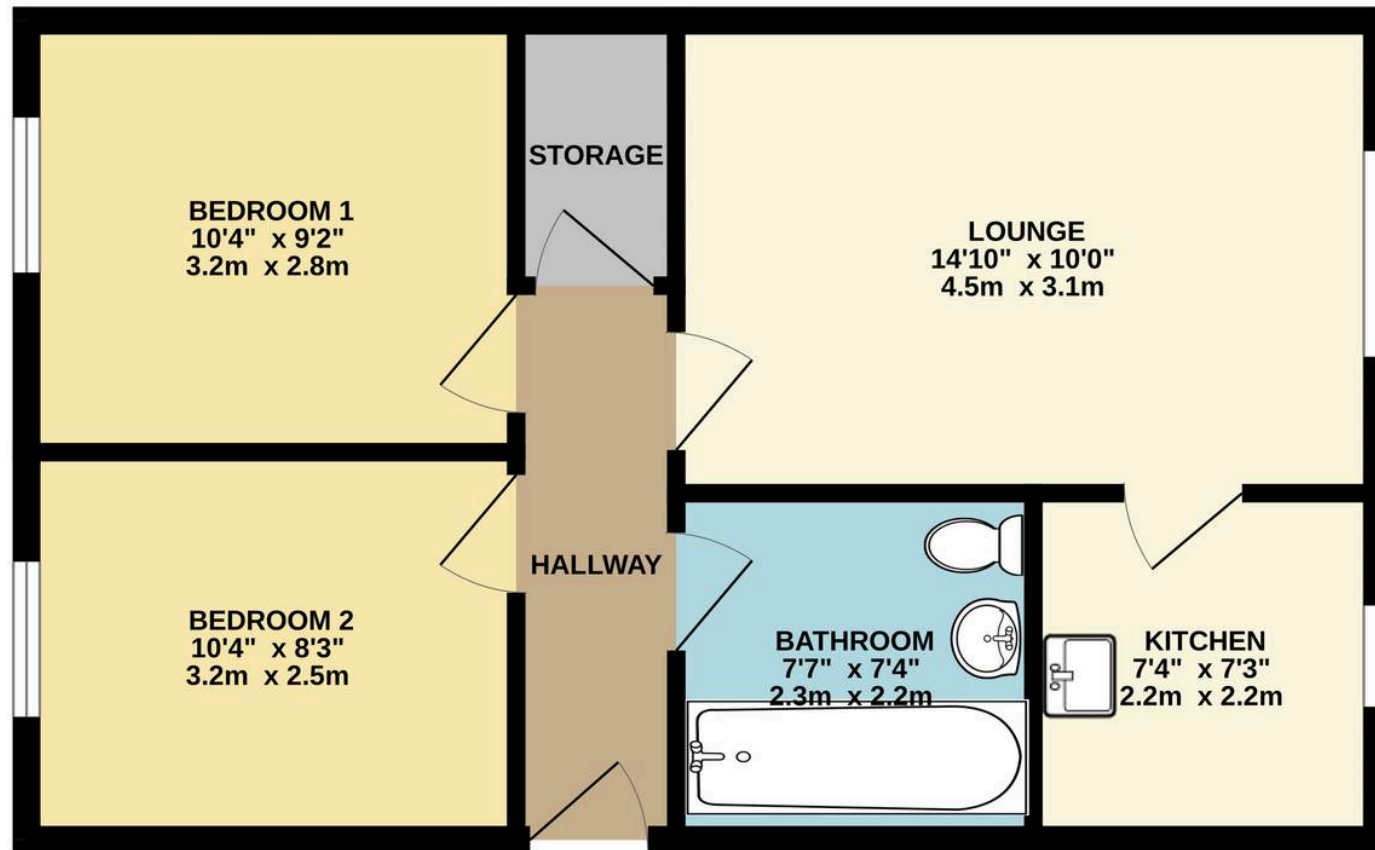
Tenure: Freehold







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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