



1 Burngrange Gardens, West Calder

Offers Over £380,000

# 1 Burngrange Gardens

West Calder

Welcome to Burngrange Gardens, a beautifully presented four bedroom detached bungalow that has been lovingly maintained over the years and offers exceptional single level living with impressive space both inside and out.

From the moment you arrive, the home immediately captures your attention with its fantastic curb appeal. A substantial, expansive driveway provides parking for multiple vehicles and leads alongside the property, while the manicured front lawn and tidy borders create an inviting first impression that perfectly sets the tone for what awaits inside.

Stepping through the front door, you are welcomed into a bright and homely hallway, where warm wooden flooring flows underfoot and crisp neutral décor creates an inviting sense of space and calm. This central hallway acts as the spine of the home, offering access to the various rooms while giving a wonderful sense of flow throughout the property.

Immediately to the left hand side as you enter, you will find Bedroom One, a generous and comfortable principal bedroom. This room benefits from built in wardrobe storage, ensuring practicality without compromising on space and easily accommodates a large bed and additional furnishings. Flooded with natural light from the front facing window, it feels both peaceful and welcoming. The room also enjoys the luxury of its own private en-suite, beautifully finished with modern tiling. The space features a sleek walk in shower enclosure, contemporary vanity storage with integrated basin, WC and a large mirrored cabinet above, giving the room a clean and sophisticated finish. Fully tiled and thoughtfully designed, the en-suite provides a stylish and practical addition to the main bedroom.

Returning to the hallway, the warm timber flooring continues, enhancing the sense of cohesion and comfort as you move through the home. The hallway itself feels bright and spacious, with tasteful décor and ample wall space creating a wonderful blank canvas for artwork or decorative touches.



Continuing along the corridor, you arrive at the main living room, accessed through a set of double doors that immediately open the space up. This is a beautifully bright and spacious living area, with large windows overlooking the front of the property. The room benefits from an east facing aspect, meaning it is filled with gorgeous morning sunlight that streams in through the windows, creating a wonderfully light and uplifting space to start your day. With ample room for multiple sofas and furniture arrangements, it is the perfect place to relax and unwind.

Through a graceful arched opening, the living room flows seamlessly into the open plan dining and kitchen area, giving the home a fantastic sense of openness while still providing subtle separation between spaces. The dining area comfortably accommodates a large family dining table and is complemented by attractive display cabinetry, making it ideal for hosting dinner parties or enjoying family meals.

Beyond this sits the impressive kitchen, which offers both practicality and style in equal measure. The cabinetry is finished in soft neutral tones and paired with warm wood effect worktops that create a welcoming and timeless feel. Integrated appliances are neatly incorporated throughout and a striking cooker hood sits above the centrally positioned hob, which is cleverly set within a peninsula style worktop that gives the kitchen an almost island like feel. This layout provides excellent preparation space while still maintaining an open, sociable atmosphere between the kitchen and dining areas. Large windows bring in even more natural light and a convenient side door leads directly out to the driveway and rear garden, making access to the outdoor space effortless.



Heading back along the hallway, you will find the family bathroom located to the right hand side. This room has been beautifully finished to create a luxurious four piece suite that feels like a true spa inspired sanctuary. Fully tiled from floor to ceiling, the bathroom features a stylish walk in shower enclosure, a sleek contemporary bath perfect for relaxing soaks, a modern vanity unit with basin and WC. The soft tones and elegant finishes give the room a calm, tranquil atmosphere. Further along the corridor you will find Bedroom Two, a fantastic double bedroom featuring a distinctive feature wall that adds warmth and character to the space. As with all four bedrooms in the home, this room benefits from built-in wardrobe storage, ensuring excellent functionality and keeping the room feeling open and uncluttered.

Directly across the hallway sits Bedroom Three, another generously sized bedroom that comfortably accommodates a double bed and furnishings. Currently styled with decorative shelving and personal touches, the room still offers a versatile blank canvas for a new owner to tailor to their own tastes. Again, the inclusion of built in storage ensures practicality without sacrificing valuable floor space.

Bedroom Four is an extremely versatile room within the home. Currently utilised as a craft room, this space also acts as the entry point to the beautiful sunroom extension at the rear of the property. While it can absolutely function as a bedroom, its current layout provides fantastic flexibility whether used as a hobby room, home office, reading room or guest space. The original doorway remains in place, allowing future owners the option to fully separate the room if desired.

From here you step into the stunning sunroom extension, a wonderfully bright and uplifting space that truly enhances the home. With its vaulted ceiling and expansive windows, the room is bathed in natural light throughout the day. The warm terracotta toned feature walls add character and vibrancy, creating a cheerful and welcoming atmosphere that makes this the perfect spot to relax with a morning coffee or unwind in the evening. Large patio doors open directly out to the garden, seamlessly connecting indoor and outdoor living.



Outside, the home continues to impress with a generous west-facing garden that enjoys sunshine well into the afternoon and evening. The garden is beautifully maintained, with perfectly manicured lawns, mature planting around the borders, and a patio area ideal for outdoor seating and entertaining. Whether enjoying summer barbecues, gardening, or simply relaxing outdoors, this private and spacious garden offers something for everyone.

West Calder railway station is just under a mile away, providing regular services to Edinburgh and Glasgow, while local bus routes offer additional connections. Families will appreciate the proximity to Parkhead Primary School and West Calder High School, both within walking distance. Healthcare needs are easily met with West Calder Medical Practice just a short stroll from the property, and local shops, cafés and services are all nearby on the village's Main Street. For wider retail and leisure options, Livingston is only around 4 miles away, making this an ideal location that combines village charm with excellent accessibility.

Burngrange Gardens is a truly wonderful home that combines spacious single level living with thoughtful design, versatile rooms and beautiful outdoor space. Lovingly cared for and presented in excellent condition throughout, it offers an exceptional opportunity for families, downsizers, or anyone looking for a welcoming bungalow in a highly desirable West Calder location.

Home Report Value- £380,000

EPC - C

Council Tax Band - E

Square Ft- 1486/ 138m2

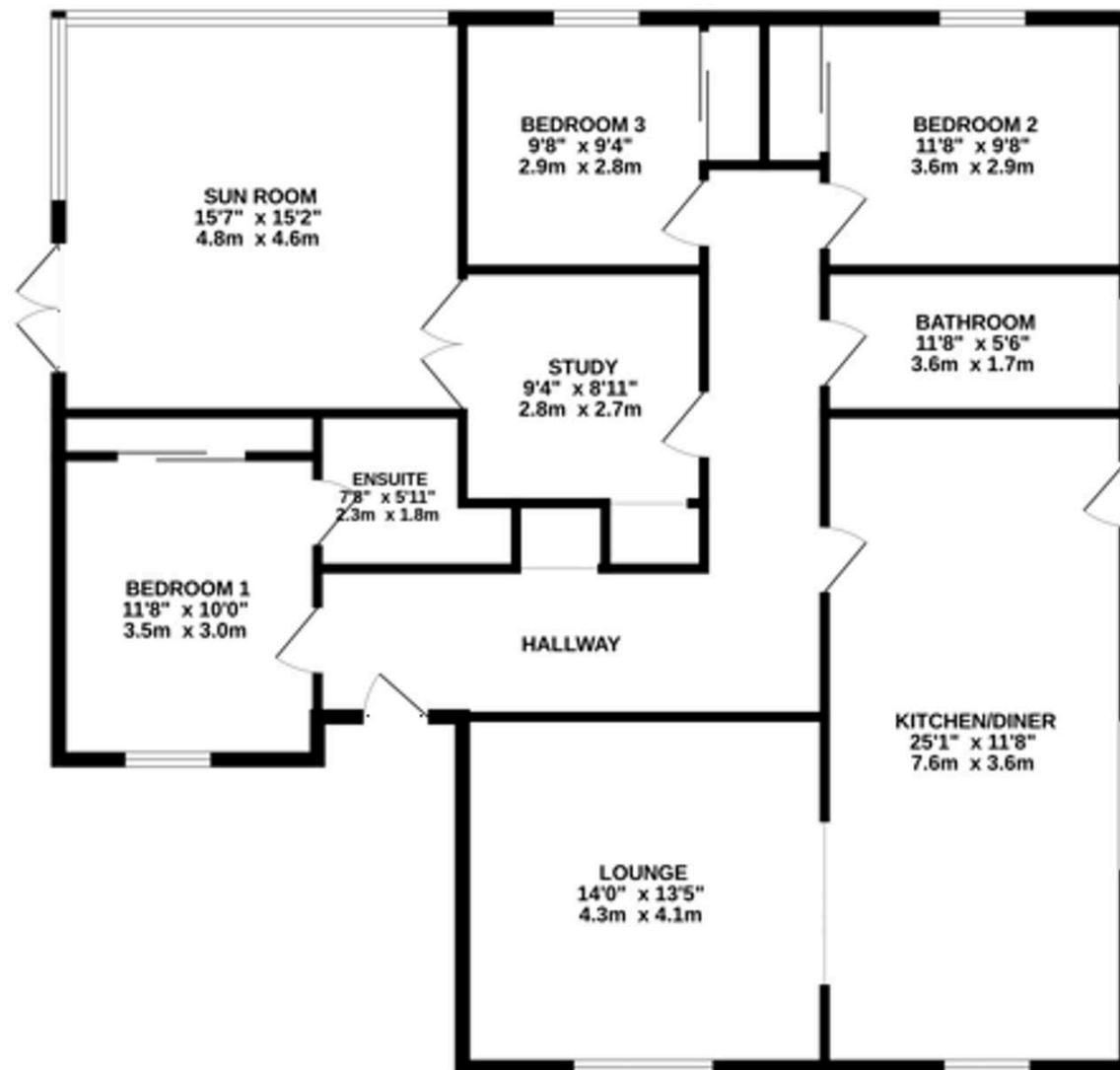
Included in sale - Blinds, mic, kitchen appliances, curtain rails and garden shed.

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only.





## GROUND FLOOR



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