



9 Mossend Park, West Calder

Offers Over £290,000



## 9 Mossend Park

### West Calder

Welcome to Mossend Park, West Calder, a beautifully presented three bedroom detached home built by Walker Homes in 2018. Offering three double bedrooms, three bathrooms, a garage and a two car driveway, this move in ready property provides modern family living within a popular and well connected development.

Upon entering, you are welcomed into a bright and spacious hallway. Positioned to the left-hand side at the front of the property is the lounge, a comfortable and well proportioned room that easily accommodates two large sofas and a media wall. A large front facing window allows natural light to fill the space, creating a warm and inviting environment for everyday living.

To the rear of the property lies the open plan kitchen and dining area, forming the heart of the home. The kitchen is fitted with ample cabinetry, generous worktop space, a four point gas hob with oven, integrated dishwasher and space for an American style fridge freezer. The dining area comfortably accommodates four to six people, making it ideal for family meals or entertaining guests. Patio doors open directly onto the rear garden, enhancing the indoor outdoor flow.

Just off the dining area is the utility room, which provides space for a washing machine and tumble dryer along with additional storage. From here, there is internal access to the garage, offering further practicality. A downstairs WC is also conveniently located on the ground floor.

Upstairs, the property offers three generously sized double bedrooms. The principal bedroom is positioned to the rear of the home and comfortably accommodates a super king size bed with bedside cabinets.



This room benefits from fitted wardrobes and a private ensuite shower room comprising a modern three piece suite. Bedroom two is located to the front of the property and also accommodates a king size bed with bedside cabinets, along with fitted wardrobe space. Bedroom three is a versatile double room that can be used as a guest bedroom, nursery or home office.

The family bathroom is also located on the upper level and features a three piece suite including a bathtub with overhead shower, finished in a clean and contemporary style.

Externally, the property benefits from a landscaped north facing rear garden designed for low maintenance while still enjoying sunlight towards the rear. To the front, there is a two car driveway leading to a single garage, providing excellent parking and storage options.

Mossend Park is situated within a popular residential development in West Calder, close to local amenities and schooling including West Calder High School. West Calder Train Station is nearby, offering excellent transport links to Edinburgh and Glasgow, while the local high street provides shops, cafés and everyday conveniences. This is a fantastic opportunity to secure a modern detached home in a well connected and family friendly location.

Home Report Value- £295,000

EPC - B

Council Tax Band - E

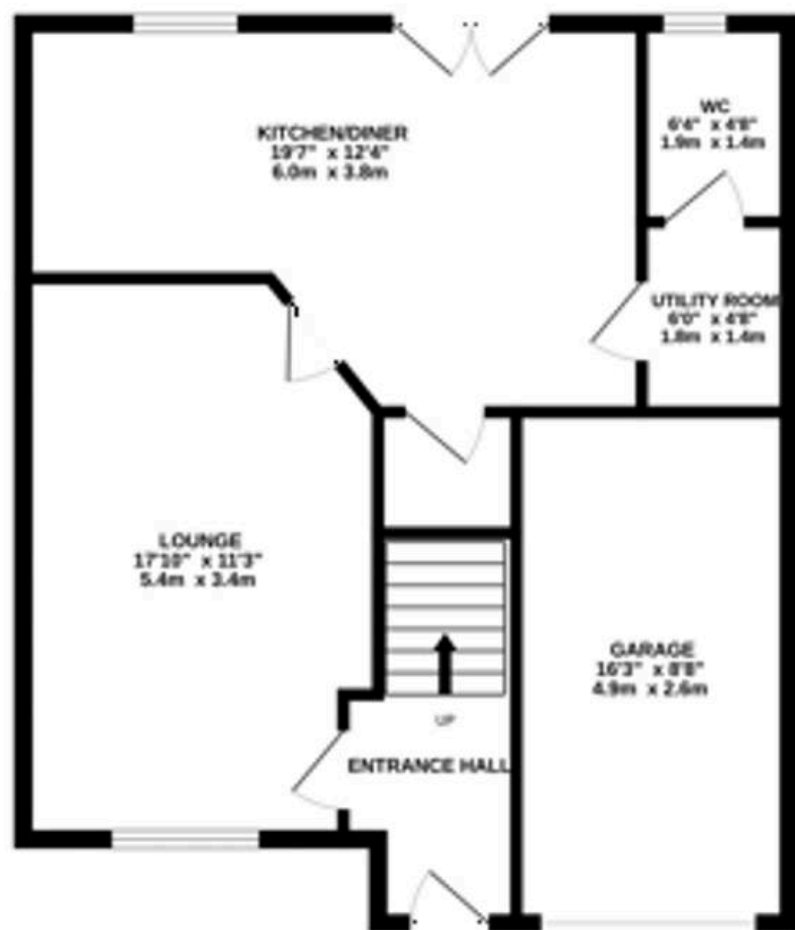
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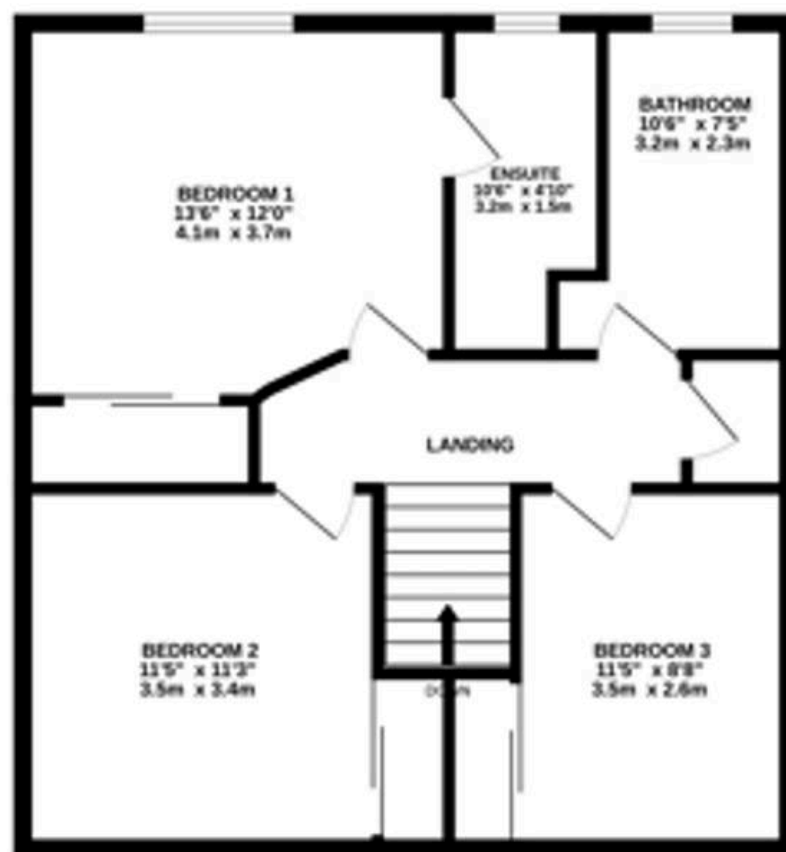
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GROUND FLOOR



1ST FLOOR



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