



26 Mossend Crescent, West Calder

Offers Over £350,000

26 Mossend Crescent

West Calder

Set within a highly sought after residential development in West Calder, this beautifully presented four bedroom detached family home offers stylish interiors, generous living space and a number of impressive upgrades throughout. Boasting fantastic kerb appeal and a move in ready finish, this is a home perfectly suited to modern family living.

Stepping through the front door, you're welcomed into a bright entrance hallway which immediately gives a sense of the space and flow this home has to offer. Positioned to the right hand side is the elegant main living room, a beautifully presented space flooded with natural light and providing the perfect setting for relaxing with family or entertaining guests.

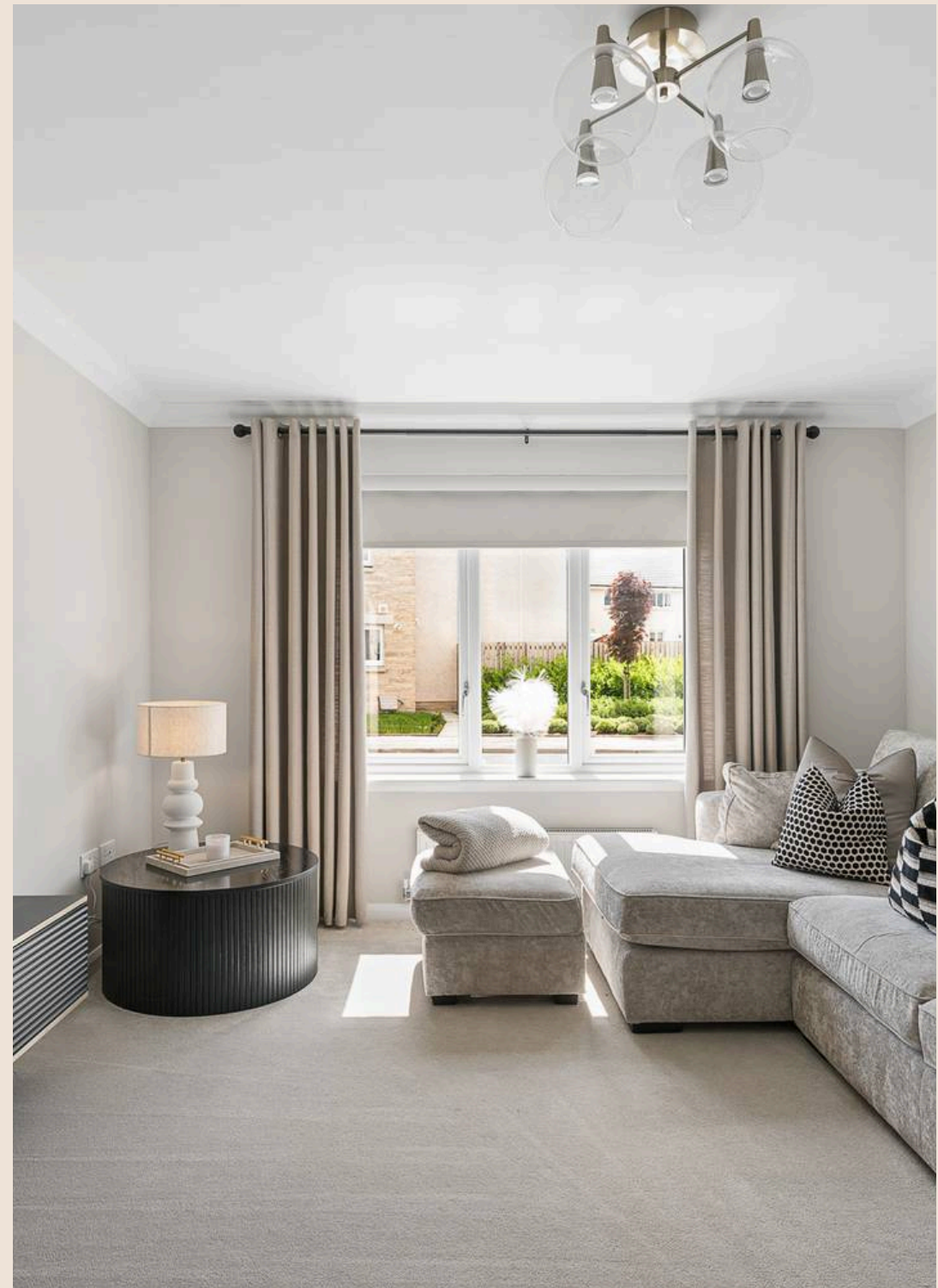
Continuing through the property, the home opens up to the rear into a stunning open plan kitchen and dining area, creating a fantastic hub for everyday family life. Thoughtfully designed with both practicality and sociability in mind, this impressive space offers ample room for cooking, dining and gathering with friends and family. Conveniently positioned off the kitchen is a separate utility room, providing additional storage and keeping day to day household tasks neatly tucked away.

Patio doors lead directly from the dining area out into the rear garden, seamlessly connecting indoor and outdoor living during the warmer months. Beautifully landscaped and designed with low maintenance in mind, the garden provides an ideal space for summer entertaining, outdoor dining or simply relaxing in the sunshine.

Completing the ground floor is a stylish WC, finished to a high standard giving a boutique hotel feel and perfectly positioned for guests and everyday convenience.

Heading upstairs, the spacious landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom offers a peaceful retreat, benefiting from generous floor space and excellent storage solutions. The second bedroom is another impressive double room, while the remaining bedrooms offer fantastic flexibility for growing families, guest accommodation, home working or hobbies.

A standout feature on the upper level is the beautifully upgraded dressing room, showcasing bespoke fitted wardrobes, extensive drawer storage and a luxurious boutique inspired feel. The space has been carefully designed to maximise storage while creating a sophisticated dressing area that many buyers dream of. For those requiring additional bedroom accommodation, the room can easily function as a fourth bedroom if desired.



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The family bathroom has also been tastefully upgraded and features contemporary finishes, stylish décor and quality fixtures, creating a space that is both practical and visually striking.

Throughout the home, the current owners have invested considerable attention to detail, resulting in a property that feels stylish, modern and exceptionally well cared for. From the carefully selected finishes to the thoughtful upgrades, every room has been designed to create a home that is ready for its next owners to simply move in and enjoy.

Mossend Crescent enjoys an enviable position within one of West Calder's most desirable modern developments. The location is particularly popular with families and professionals thanks to its peaceful surroundings, excellent schooling options and convenient transport links.

West Calder offers a wide range of local amenities including supermarkets, cafés, restaurants, leisure facilities and everyday conveniences, while nearby Livingston provides an even broader selection of shopping, dining and entertainment options.

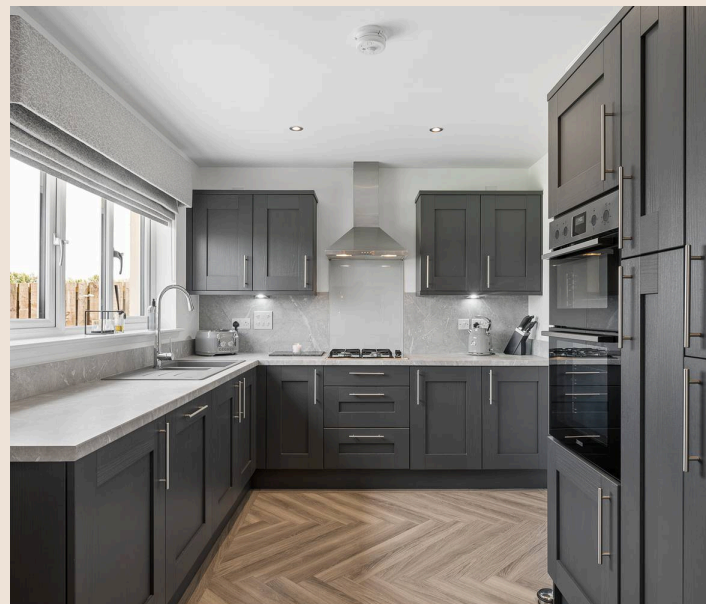
For commuters, West Calder Railway Station offers regular services to both Edinburgh and Glasgow, whilst the nearby motorway network allows easy access across Central Scotland. The area also benefits from beautiful countryside walks, cycle routes and outdoor spaces, offering the perfect balance between modern convenience and semi rural living.

Offering exceptional presentation, a highly versatile layout and a prime location, Mossend Crescent represents a fantastic opportunity to secure a truly impressive family home in one of West Lothian's most sought after locations.

Home Report Value- £350,000 EPC - B

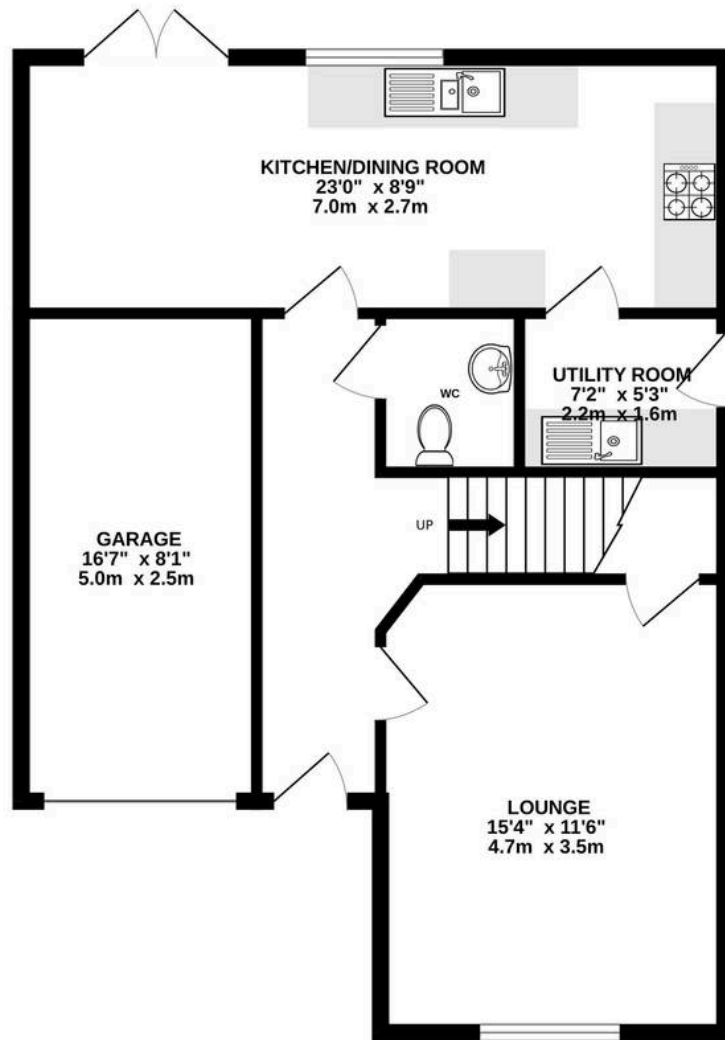
Council Tax Band - F Square Ft- 1313/ 122m2

- Immaculately Presented Detached Family Home
- Four Well Proportioned Double Bedrooms

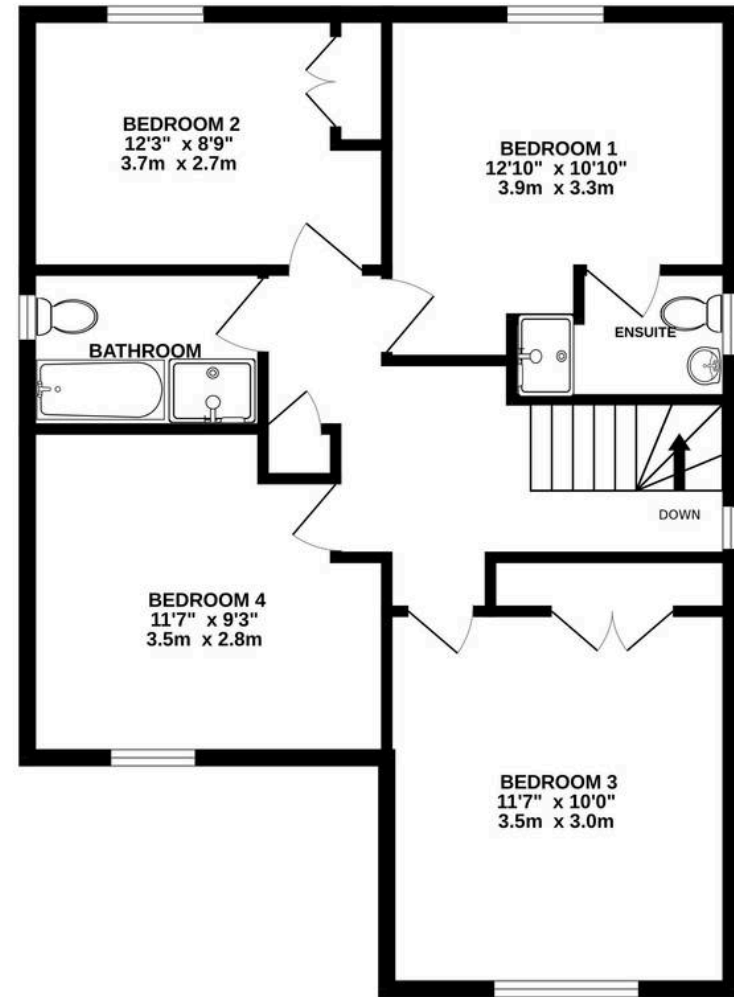




GROUND FLOOR



1ST 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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