



27 Mossend Park

West Calder

Occupying a prime corner plot within the highly sought after Mossend development in West Calder, this exceptional four bedroom detached residence is a home that truly stands apart. Extensively upgraded far beyond its original specification, every inch of this remarkable property has been carefully curated to create a home of outstanding quality, style and individuality. From bespoke joinery and luxurious finishes to beautifully landscaped outdoor spaces, this is a home that has been designed to impress while offering everything a modern family could wish for.

Stepping inside, you are immediately welcomed by a beautifully presented entrance hallway where elegant wall panelling, striking black woodwork, designer radiators and rich oak flooring set the tone for what lies ahead. The attention to detail is evident from the very first moment, creating a warm yet contemporary first impression.

Positioned to the front of the home, the lounge is an elegant and inviting retreat. Bathed in natural light from the large picture window, this beautifully proportioned room centres around a stunning bespoke media wall complete with integrated storage, display shelving and a contemporary feature fireplace, creating the perfect setting to relax after a busy day or gather with family and friends.

Continuing through the home, you arrive at what is undoubtedly the social heart of the property.

The impressive open plan kitchen and dining area has been thoughtfully redesigned with entertaining and family life in mind. Sleek dual tone cabinetry, premium integrated appliances and generous worktop space combine effortlessly with a stylish instant boiling water tap, delivering both luxury and practicality. Every cabinet has been carefully planned to maximise storage while maintaining the clean, contemporary aesthetic.

The dining area is equally impressive, featuring bespoke fitted cabinetry that provides additional storage while creating a stunning focal point. French doors open directly onto the rear garden, allowing natural light to flood the room and seamlessly connecting indoor and outdoor living during the summer months.

A separate utility room offers further fitted storage, additional preparation space and convenient access to the garden, keeping the main kitchen beautifully organised for everyday family life.

Completing the ground floor is a beautifully designed cloakroom that perfectly demonstrates the current owners' impeccable eye for detail, finished with dramatic décor, bespoke panelling and luxury contemporary fittings.

Ascending the striking staircase, the quality continues throughout the first floor.



The principal bedroom is a luxurious sanctuary, beautifully finished with feature wall panelling and fitted mirrored wardrobes. Sliding barn doors reveal an exceptional en-suite shower room, where oversized marble effect wall panels, contrasting black finishes and a luxurious walk in rainfall shower create a space reminiscent of an exclusive boutique hotel.

The remaining three bedrooms are all generously proportioned and beautifully presented. One is currently utilised as an impressive dual home office with extensive fitted workstations and bespoke wardrobes, demonstrating the flexibility this home offers for modern family living. Another has been transformed into a vibrant children's bedroom, while the fourth is an excellent sized double, ensuring every member of the family enjoys comfortable accommodation.

The contemporary family bathroom is equally well appointed, featuring a stylish three piece suite with shower over bath and quality finishes that complement the exceptional standard found throughout the home.

The surprises continue outside.

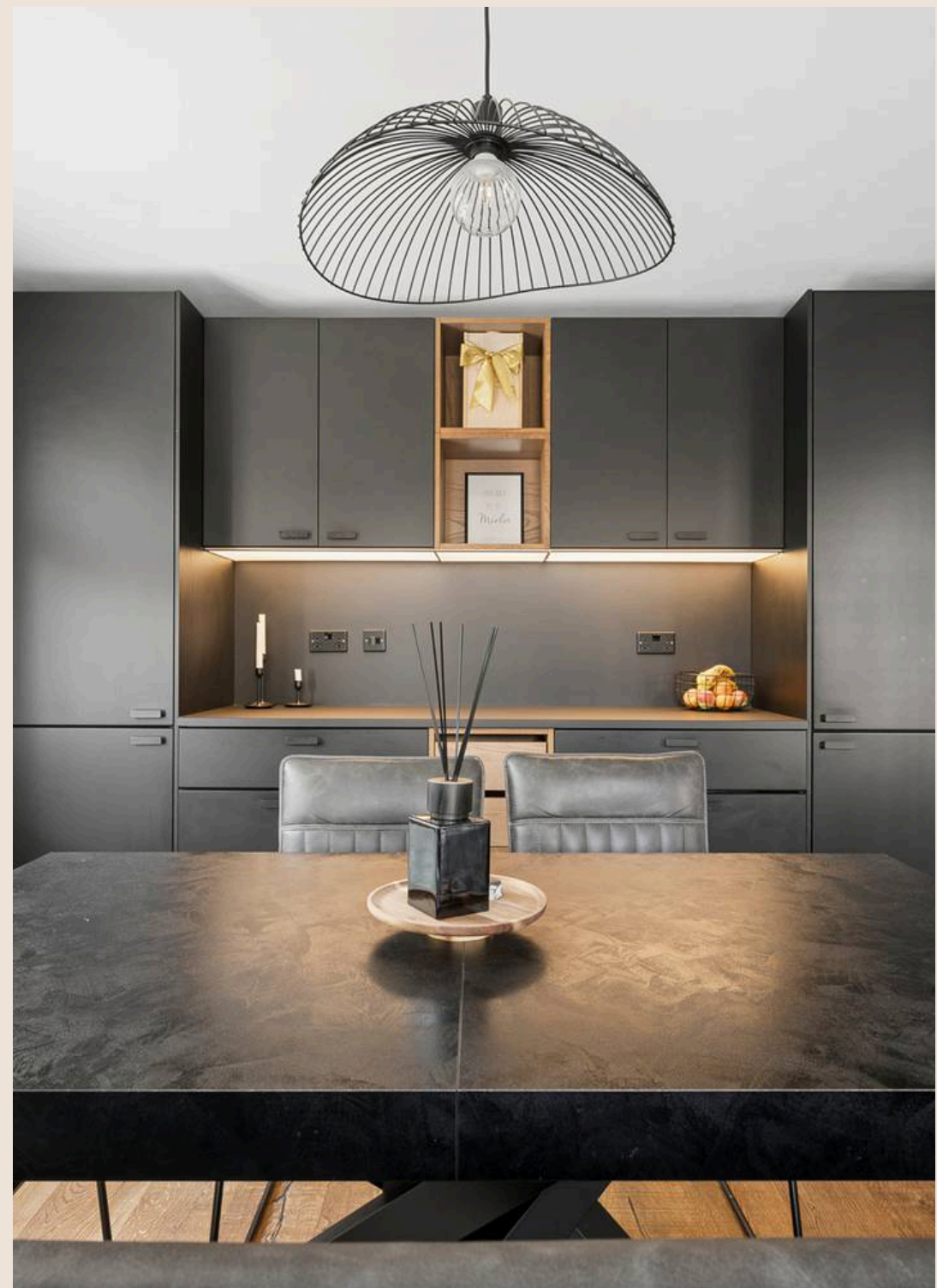
Occupying an enviable corner plot, the property enjoys a beautifully landscaped **south facing rear garden** that has been designed with entertaining firmly in mind. Expansive decking creates multiple seating areas, offering the perfect place to enjoy morning coffee, family barbecues or long summer evenings in the sunshine. The generous outdoor space provides room for children to play while remaining wonderfully low maintenance, allowing more time to simply relax and enjoy the surroundings.

Adding yet another dimension to this outstanding home is the professionally converted garage. Thoughtfully transformed into a stylish home bar, games room and entertainment space, complete with bespoke cabinetry, feature lighting and seating, it offers an incredible extension to the living accommodation. Importantly, the original garage door has been retained, preserving the property's attractive exterior appearance while creating a versatile internal space that could equally serve as a home office, gym, studio or hobby room to suit a variety of lifestyles.

To the front, a generous monoblock driveway provides excellent off-street parking, while the attractive landscaped frontage enhances the property's already impressive kerb appeal.

Rarely does a home come to market where every room has been so carefully considered. Combining luxurious interiors, bespoke upgrades, versatile living spaces and an exceptional south facing garden, this is far more than simply another detached home. It is a beautifully crafted family residence that offers a lifestyle as impressive as its appearance.

West Calder is a thriving and well connected West Lothian village that offers the perfect balance of modern convenience and peaceful village living, making it an increasingly popular choice for families and commuters alike. The village boasts an excellent range of local amenities, including independent shops, cafés, restaurants, supermarkets and everyday services, all contributing to its strong sense of community.



Families are particularly well catered for, with highly regarded schooling available nearby including West Calder Primary School, St Mary's Primary School and West Calder High School. A choice of nurseries, parks, sports facilities and play areas further enhances the village's appeal for growing families.

For commuters, West Calder enjoys excellent transport connections. West Calder Railway Station provides regular services to both Edinburgh and Glasgow, while the nearby A71 and M8 motorway offer convenient road links across the Central Belt. Edinburgh Airport is also within easy reach, making business and leisure travel straightforward.

Those who enjoy the outdoors will appreciate the abundance of nearby walking routes, woodland trails and cycling opportunities, with Polkemmet Country Park, Almondell & Calderwood Country Park and the Pentland Hills all just a short drive away.

Combining excellent schools, superb transport links, a wide range of amenities and a welcoming community atmosphere, West Calder continues to be one of West Lothian's most sought-after locations for those looking to enjoy the very best of modern family living.

Home Report Value- £400,000

EPC - B

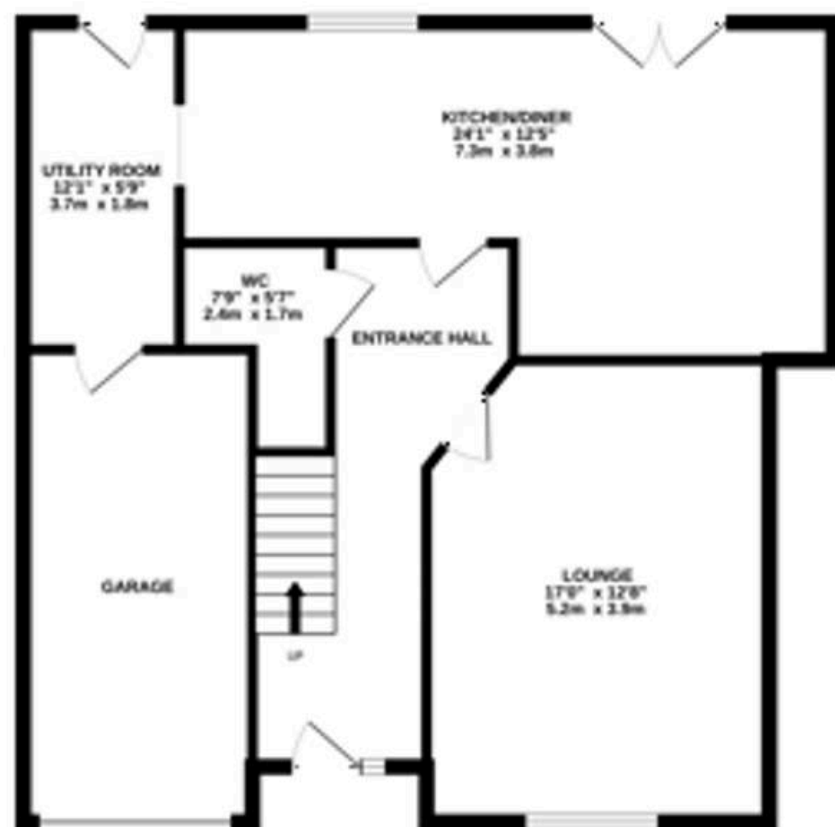
Council Tax Band - F

Square Ft- 1604/ 149m2

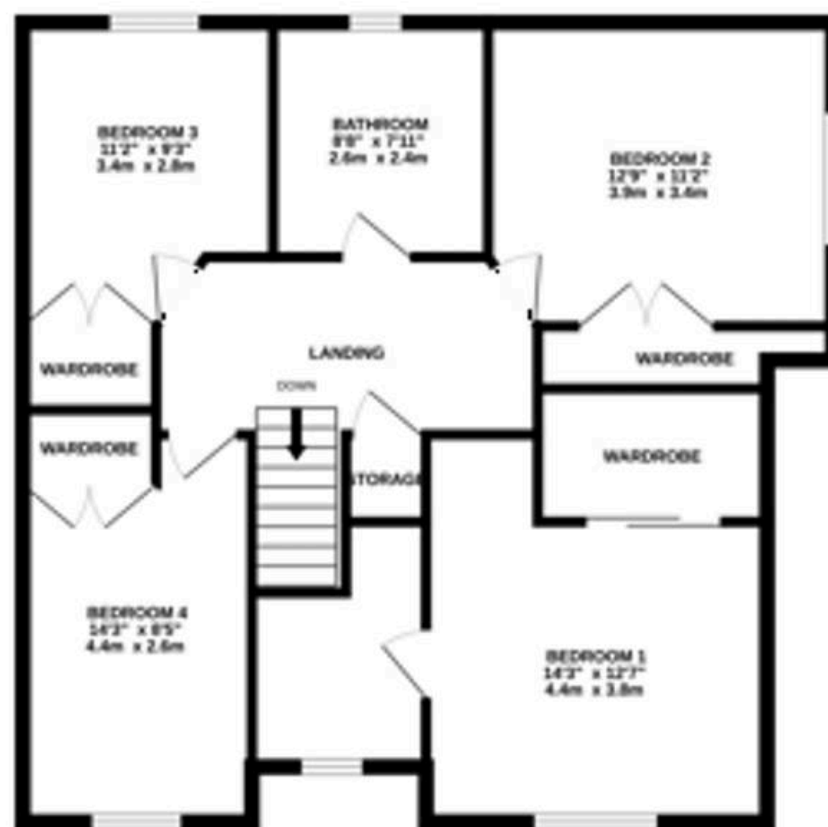




GROUND FLOOR



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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