



22 Burngrange Park

West Calder

Situated on a fantastic end plot within the ever popular Burngrange Park development in West Calder, this impressive four bedroom detached family home occupies a substantial plot, offering generous gardens, excellent privacy and an abundance of living space both inside and out. Beautifully presented throughout, the property has been thoughtfully maintained and provides an ideal home for growing families seeking flexible accommodation in a highly desirable residential setting.

A welcoming entrance hallway with quality hardwood flooring sets the tone for the accommodation beyond. The spacious lounge is flooded with natural light from the attractive bay window to the front and additional rear facing windows, creating a bright and inviting space for everyday family life. The room

The principal bedroom further benefits from a beautifully upgraded en suite shower room, finished to an excellent standard with contemporary wall panelling, a spacious walk in shower enclosure, modern vanity wash hand basin, WC, heated towel rail and quality fittings, delivering a luxurious hotel style finish. Bedroom two is another superb double bedroom overlooking the rear garden and offers generous proportions, making it ideal for older children, guests or multi generational living. There is ample space for a double bed together with freestanding wardrobes, bedside furniture and a dressing table if desired.

Bedroom three is also a spacious double bedroom and benefits from built in mirrored wardrobes, providing excellent storage while maximising floor space. Bright and well presented throughout, it offers a versatile room equally suited as a bedroom, guest suite or comfortable teenager's room.

The generous rear garden is a true standout feature of the property, occupying a substantial end plot and offering an exceptional amount of outdoor space. Thoughtfully landscaped for low maintenance living, it is perfectly suited to both family life and entertaining. A large raised composite deck provides the ideal setting for outdoor dining and summer barbecues, with ample space for a full dining set. This leads onto an expansive paved patio, creating multiple seating and entertaining areas while offering plenty of room for children to play or simply relax in the sun. The elevated side garden has been attractively finished with decorative stone and retaining walls, while the fully enclosed gardens provide an excellent level of privacy and security.

This exceptional family home combines generous living space, flexible accommodation and an outstanding plot to create a property perfectly suited to modern family living. Beautifully presented throughout and finished to a



GROUND FLOOR



