



19 Comitis Road, West Calder

Offers Over £280,000

19 Comitis Road

West Calder

Welcome to Comitis Road, West Calder, a beautifully presented three bedroom detached home offering an impressive amount of space, flexibility and storage for modern family living. With a converted garage creating valuable additional accommodation, a generous principal bedroom with en-suite, two further bedrooms, a family bathroom and downstairs WC, this is a home where every inch of space has been put to good use. Contemporary flooring, fresh finishes and pops of colour give the interiors plenty of personality, while approximately five years remaining on the NHBC Buildmark warranty offers additional reassurance for its next owners.

Stepping through the front door, you are welcomed into a bright entrance hallway, where crisp white woodwork is paired with soft neutral flooring to create a fresh first impression. The layout flows naturally from here, with a convenient downstairs WC positioned immediately to the left, the staircase rising directly ahead and access to the converted garage on the right.

The garage conversion is a fantastic addition to the home and provides a genuinely useful and versatile extra room. Currently arranged as a home office and utility space, the neutral décor and wood effect flooring give the room a clean, contemporary feel, while a large front facing window draws in plenty of natural light. There is space for laundry appliances alongside office furniture, making this an ideal solution for anyone working from home without having to sacrifice a bedroom. Equally, the room could be transformed into a playroom, hobby room or additional family space as requirements change.

Continuing through the hallway brings you into the lounge, a warm and inviting room positioned to the rear of the property. The vibrant pink décor gives the room real personality, beautifully contrasted by the wood effect flooring that continues the modern feel of the ground floor. A generous rear facing window fills the space with natural light and provides an outlook across the garden, while the proportions comfortably accommodate a substantial corner sofa, entertainment furniture and additional pieces without the room feeling overcrowded. It is a lovely family space that feels relaxed and welcoming, with direct access through to the kitchen creating an easy flow between the principal ground floor rooms.

The kitchen is positioned just off the lounge and is fitted with a stylish range of white wall and base cabinetry, complemented by contrasting work surfaces and contemporary flooring. An integrated oven, gas hob and stainless steel extractor are neatly incorporated into the design, while generous cupboard and worktop space make the kitchen practical for everyday use. Recessed ceiling lighting keeps the finish clean and modern, and a door from the kitchen leads directly into the rear garden, particularly convenient for summer entertaining, family barbecues or simply keeping an eye on children playing outside.

Heading upstairs, the home continues to offer an excellent balance of bedroom space and storage. Soft grey carpeting runs across the staircase and landing, bringing a comfortable feel to the upper level and providing a neutral contrast to the individual character of the bedrooms.



Positioned to the right hand side of the landing, the principal bedroom is an impressive double with excellent proportions and plenty of space for substantial freestanding furniture. The rich teal décor creates a striking backdrop, while a large window allows natural light to flood the room. Mirrored fitted wardrobes provide further storage without compromising floor space, and the bedroom also benefits from access to a particularly generous cupboard positioned above the staircase, a fantastic hidden storage area that makes clever use of the home's layout.

Completing the principal suite is a private en-suite shower room, fitted with a shower enclosure, WC and wash hand basin. Neutral tiling and flooring keep the finish light and timeless, creating a practical yet well presented space away from the main family bathroom.

Across the landing, bedroom two is another generous bedroom. Soft grey carpeting adds warmth underfoot, while the room also benefits from fitted storage, leaving excellent usable floor space for a bed and additional bedroom furniture.

The third bedroom is currently arranged as a charming child's room and demonstrates just how usable the space is. Bright blue décor creates a fun and cheerful finish, while the room comfortably accommodates nursery furniture with space to move around. It would work equally well as a child's bedroom, nursery or dedicated home office depending on the needs of its next owners.

One of the home's particularly strong features is the amount of storage available throughout. In addition to the storage within the principal bedroom, a further substantial cupboard is positioned on the upper level between the bedroom accommodation and bathroom, providing invaluable space for bedding, towels and everyday household essentials.



Completing the upper floor is the family bathroom, presented in a timeless neutral palette and comprising a full size bath with shower over and glass screen, WC and pedestal wash hand basin. Large format neutral tiling around the bath and shower area complements the coordinating floor covering, while the window allows natural light into the room and provides ventilation. It is a bright, practical family bathroom with a clean and understated finish.

Outside, the rear garden is accessed directly from the kitchen and provides a welcome extension of the home's living space. Offering room for children and pets as well as space to sit outside, it gives the property that all important outdoor area for family life and entertaining throughout the warmer months.

Comitis Road offers considerably more than you might expect from a modern three bedroom home. The garage conversion provides valuable additional living space, while three well proportioned bedrooms, an ensuite, family bathroom and downstairs WC are complemented by an exceptional amount of storage throughout. Add to this the contemporary flooring, characterful décor, well connected ground floor layout and approximately five years remaining on the NHBC Buildmark warranty, and you have a fantastic family home that combines practicality with personality and the flexibility to adapt as life changes.

West Calder is a fantastic choice for families and anyone looking for a welcoming, community driven place to call home, while still enjoying excellent connections across West Lothian and towards Edinburgh.

One of the things that really sets West Calder apart is its strong sense of community. At the heart of the village is the West Calder Community Hub, which hosts a fantastic variety of activities for all ages. For young families in particular, there are regular baby and toddler sessions where parents, grandparents and carers can meet, enjoy a coffee and chat while little ones play, alongside activities including Bumps & Babies, Bookbug-style sessions, children's football, gymnastics, dance and youth clubs. It creates a lovely opportunity for families moving into the area to quickly feel part of the local community.



Families are also exceptionally well placed for one of West Lothian's best loved attractions, Five Sisters Zoo, located close to West Calder and offering a brilliant day out right on the doorstep. The surrounding area also provides plenty of opportunities to enjoy the outdoors, giving residents a great balance between village life and access to the wider West Lothian countryside.

The village itself offers a good selection of everyday amenities, while Livingston is within easy reach for a much wider choice of shopping, restaurants and leisure facilities. West Calder is also well positioned for commuters, with its railway station providing connections towards both Edinburgh and Glasgow, alongside convenient road links to surrounding towns and the wider motorway network.

For families, the area is served by local schooling at both primary and secondary level, with West Calder High School providing secondary education locally.

Combining excellent family amenities, strong transport connections and a genuine community spirit, West Calder continues to be an increasingly popular place to settle. From local groups and activities that bring families together to having Five Sisters Zoo close by, it offers a friendly village lifestyle with the convenience of Livingston and the wider Central Belt easily accessible.

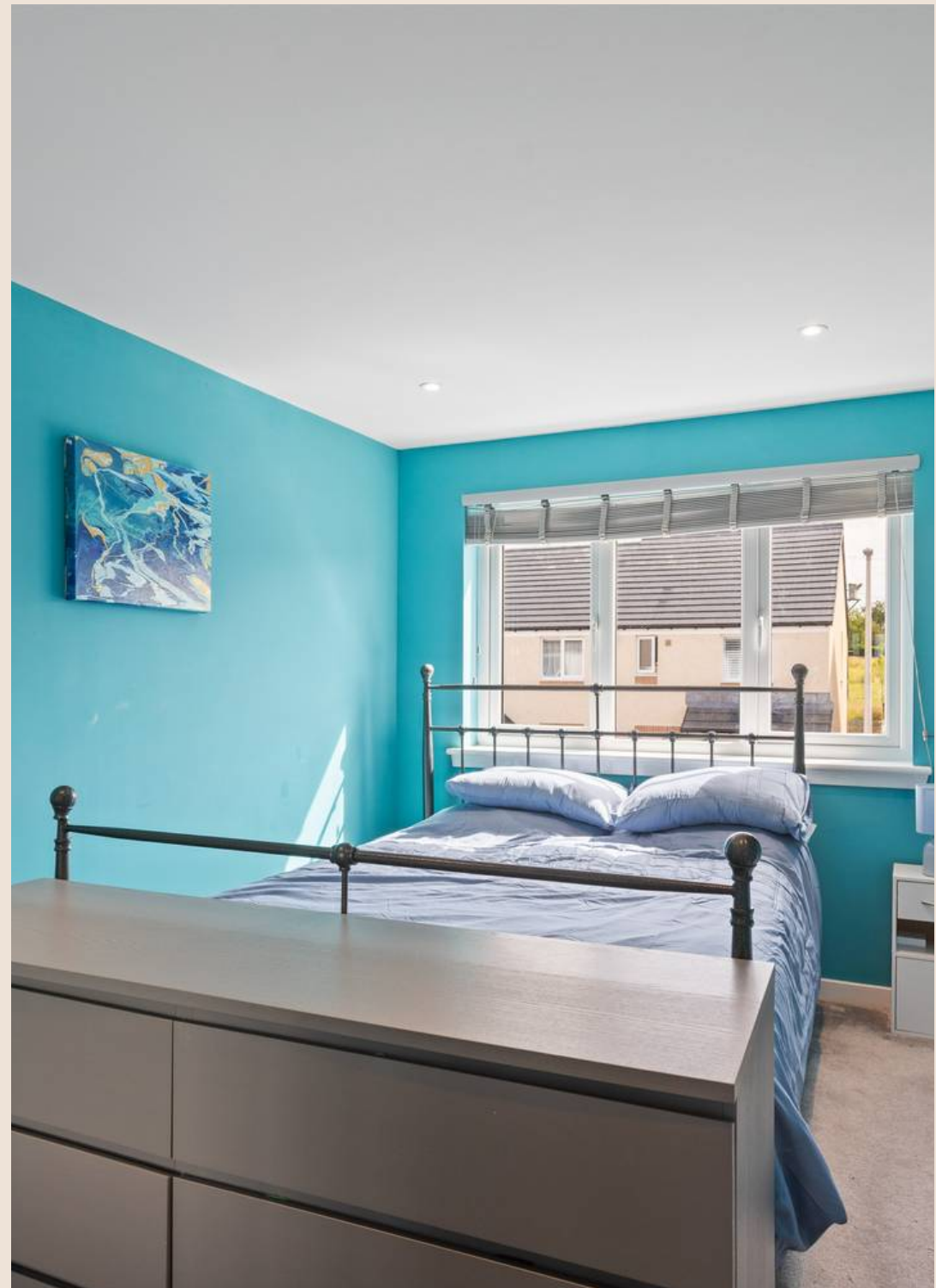
Home Report Value- £285,000

EPC - B

Council Tax Band - D

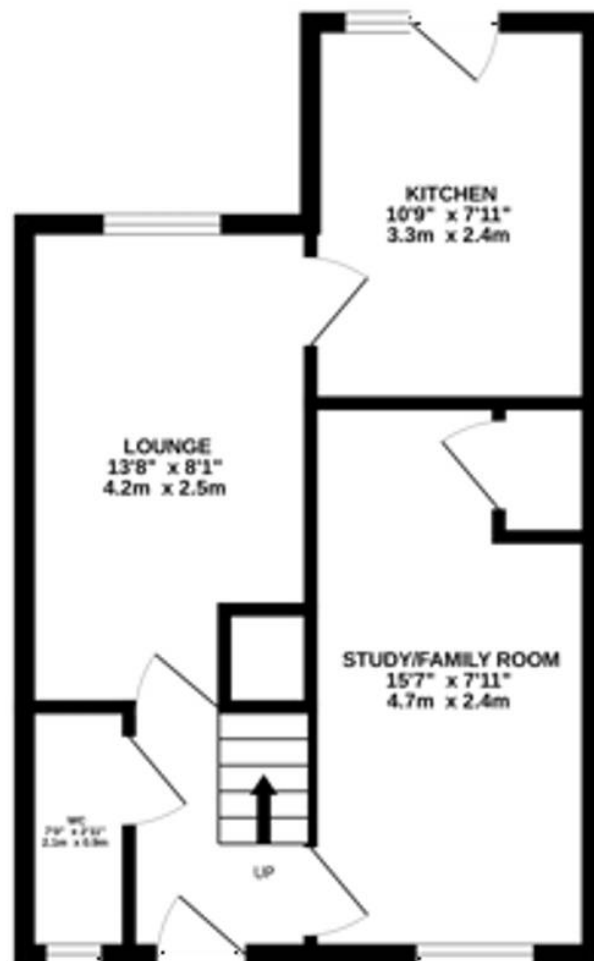
Square Ft- 969/ 90m2

- Approximately Five Years Remaining On NHBC Buildmark Warranty
- Generous Principal Bedroom With En-Suite & Excellent Storage
- Bright Rear Facing Lounge Leading Through To The Contemporary Kitchen
- Versatile Garage Conversion Providing Additional Living Space
- Community Focused West Calder Location Close To Five Sisters Zoo & Local Amenities
- Excellent Transport Links With West Calder Train Station & Easy Access Across The Central Belt

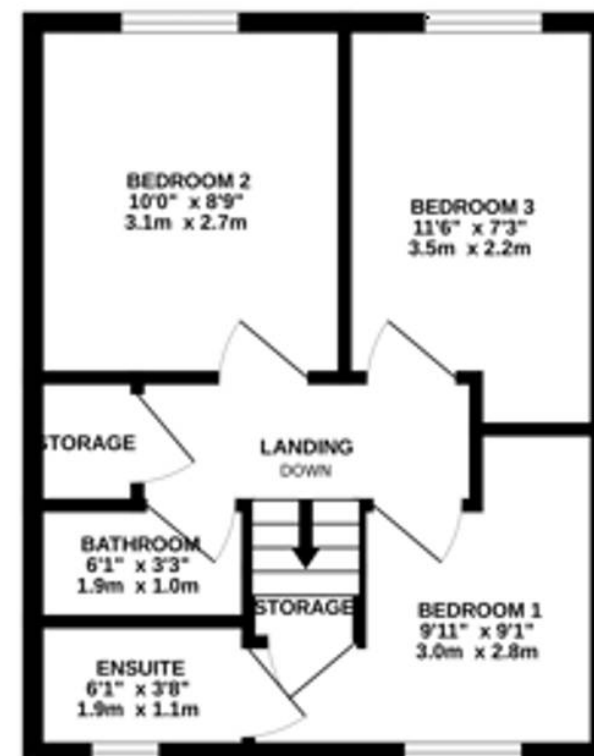




GROUND FLOOR



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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