



**7 Old School Court, Polbeth, EH55 8FF**  
**OFFERS OVER £230,000**



**MONARCH**  
LEGAL



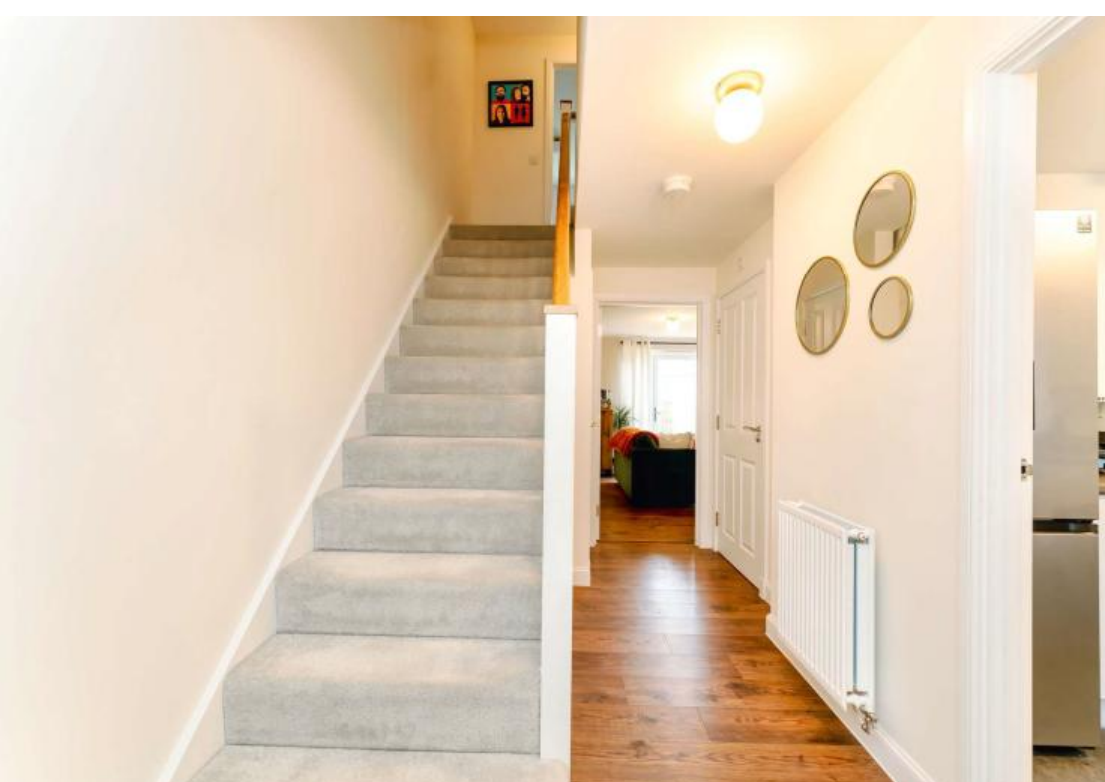


Nestled within the tranquil surroundings of Polbeth, EH55 8FF, 7 Old School Court is a charming mid-terrace house offering comfortable living spaces.

Boasting a modern design and thoughtful layout, this property features three bedrooms, ideal for families or those seeking additional space for guests or home offices.

The accommodation comprises a well-appointed bathroom and the convenience of a downstairs WC, catering to practical needs.

With no alterations made since its new build inception, the house retains its fresh appeal, providing a canvas for personalization to suit individual preferences.







The main bedroom has a door going into a good size storage cupboard, which the sellers have designed as a wardrobe.

The second bedroom, also a good size, has been designed as a beauty room, however this too could be a bedroom.

Lastly, the third bedroom is currently used as a home office, however this could be a single bedroom or a nursery.







The modern family bathroom has been fully upgraded and boasts a luxurious bathtub, wash hand basin and W.C.

There is stylish, textured tiling throughout.





Externally, the property boasts a garden area, offering an inviting space for outdoor relaxation, gardening endeavours, or alfresco dining during warmer months.

The inclusion of solar panels not only enhances the property's eco-friendliness but also presents potential long-term cost-saving benefits, contributing to sustainable living.





The historic village of Polbeth retains its distinct character while offering residents a blend of rural tranquillity and modern conveniences. Once a thriving mining community, Polbeth has evolved into a charming residential area, enriched by its proximity to neighbouring towns and cities.

Located approximately a mile from West Calder, Polbeth enjoys easy access to the amenities of this bustling town. West Calder boasts a rich tapestry of amenities, including shops, restaurants, bars, and health clubs, catering to diverse tastes and lifestyles. Whether it's a leisurely afternoon of shopping, dining out with friends and family, or pursuing fitness goals, residents of Polbeth can easily access these facilities within a short distance from their doorstep.

Furthermore, the nearby town of Livingston offers a comprehensive range of amenities expected from a large urban centre. From extensive shopping centre like The Centre Livingston to a vibrant culinary scene and recreational facilities, Livingston provides residents with a myriad of opportunities for entertainment, leisure, and retail therapy.

Commuting from Polbeth is made convenient by the presence of West Calder's railway station, situated on the Edinburgh to Glasgow line. This strategic railway connection facilitates seamless travel between major cities, making daily commutes or weekend getaways hassle-free. Additionally, the village benefits from close proximity to motorway networks, ensuring swift access to key destinations across central Scotland.

## Get in touch



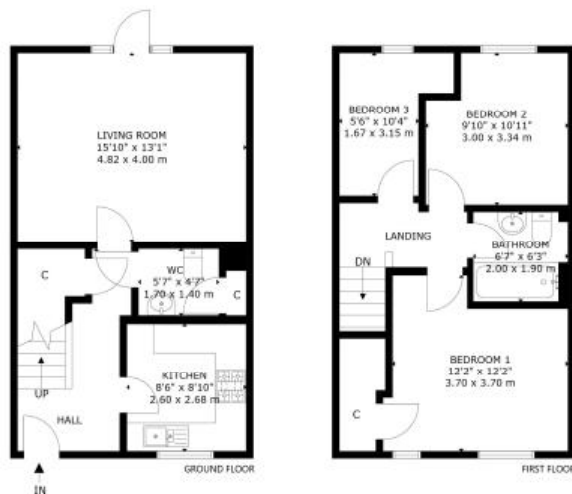
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7 OLD SCHOOL COURT, POLBETH, BH55 8FF  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 879 SQ FT / 82 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.