



31 Polbeth Avenue, Polbeth
Offers Over £122,000

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Nestled along a peaceful, tree-lined avenue, this two-bedroom mid-terraced house presents an excellent investment opportunity for those seeking a property with great potential. The spacious accommodation is in need of renovation, offering a blank canvas for buyers to create a home tailored to their own tastes and requirements. The ground floor features a generous living area that benefits from plenty of natural light, with scope to reconfigure or update as desired. The kitchen/dining area is well-proportioned, providing ample room for modernisation and direct access to the rear garden. Upstairs, two double bedrooms offer comfortable sleeping quarters, while the shower room completes the accommodation.

The property is ideally located within close proximity to primary and nursery schools, as well as West Calder High School, making it a convenient choice for families. Livingston, with its extensive amenities and excellent transport links, including Livingston South Train Station, is just a short distance away.

Externally, the property boasts a fully enclosed rear garden, providing a safe and private space for children to play or for outdoor entertaining. The garden presents an opportunity for landscaping or the creation of a patio area, offering scope for further enhancement to suit the new owner's lifestyle. To the front, there is ample parking available, and the layout is ideal for forming a driveway (subject to the necessary permissions), further adding to the property's appeal.

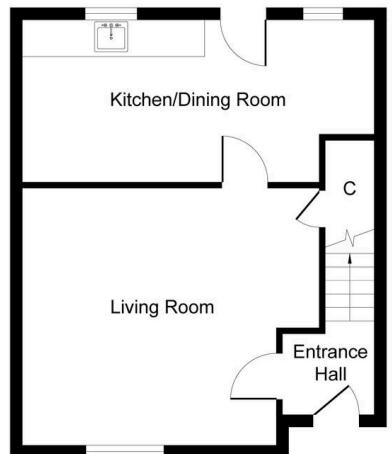
The surrounding area is characterised by



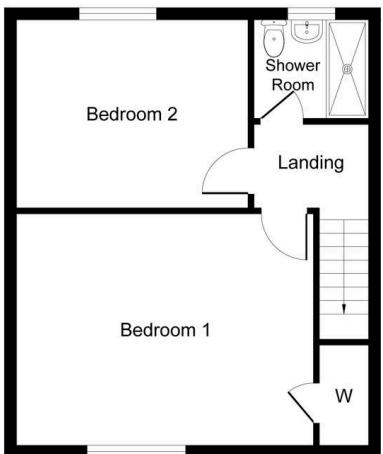
31 Polbeth Avenue

Polbeth, West Calder

- Great Investment Opportunity
- In need of renovation
- Spacious accommodation
- Ample Parking and ideal for a driveway to be formed to the front of the property
- Fully enclosed Rear Garden
- Tree Lined Avenue
- Close to primary and nursery schools & West Calder High School
- Close to Livingston with all its amenities and Livingston South Train Station



Ground Floor
Approximate Floor Area
421 sq. ft
(39.10 sq. m)



First Floor
Approximate Floor Area
430 sq. ft
(39.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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