



# 57 Calder Road, Bellsquarry

Offers Over £535,000





# 57 Calder Road

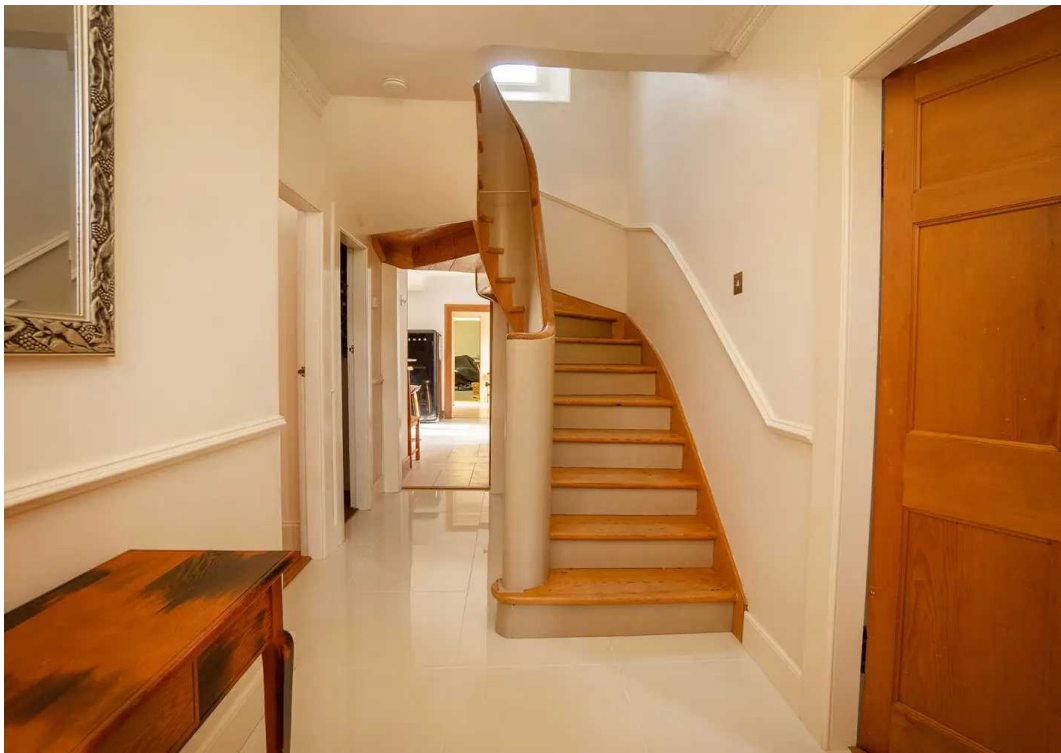
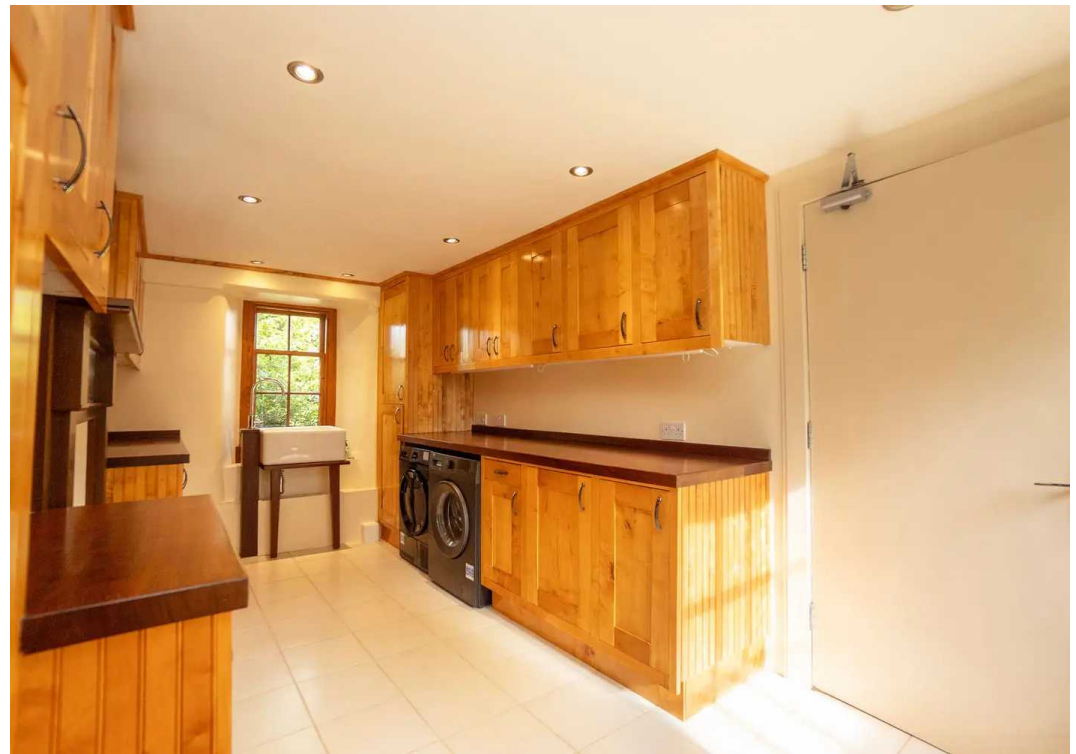
Bellsquarry, Livingston

Tenure: Freehold

- Regency Townhouse with many original features
- Three public rooms
- Five Double Bedroom with principal dressing room and en-suite
- New Kitchen with range cooker, pantry and utility room with appliances
- Family Bathroom
- Large garage/workshop
- South facing rear garden with two sheds and a greenhouse
- Bellsquarry Primary School and James Young High School catchments
- Driveway
- Gas Central Heating/Combi Boiler







### Hall

Welcoming hallway with porcelain floor tiles. Doors to sitting room, family room, kitchen, walk-in cloakroom and understair cupboard. Underfloor heating through hall, kitchen and utility room. 5-way light fitting.

### Sitting Room

15' 8" x 12' 6" (4.78m x 3.82m)

Front facing window and French doors to rear patio and garden. Marble fireplace and hearth and Living Flame gas fire. Arched recess. Radiator, curtains and pole, centre light fitting.

### Dining Room

13' 1" x 11' 5" (3.99m x 3.47m)

Front facing window with curtains and pole and matching feature wallpapered wall. Timber fire surround with marble hearth and Living flame gas fire. Bamboo hardwood flooring, radiator. Door to family room/bedroom 5.

### Family Room/Bedroom 5

12' 9" x 12' 0" (3.88m x 3.65m)

Front facing window Large cupboard which could easily be converted into a shower room. Fire surround with hardwood shelf over. New fitted carpet, radiator.

### Fitted Kitchen

16' 10" x 12' 2" (5.14m x 3.71m)

Fitted with new base and wall mounted units, drawers comprising an abundance of storage, central island with drawers and storage areas, and hardwood worktop, integrated dishwasher, stainless steel sink with mixer tap, complementary worktops and matching splashbacks. The Smeg fridge and new Cookmaster dual fuel range cooker (with double extractor hood) are included in the sale. French doors to garden. Side facing window with venetian blind. Ceramic tiled floor, feature ceiling with downlighters. Doors to pantry and utility room.

### Pantry

Refitted with tall cupboard/pull out shelves and further cupboard with shelves, hardwood worktop and floor. Small window. The tall freezer and small fridge are included in the sale but are not warranted.





## GARDEN

Delightful well stocked suntrap south facing rear garden. Large shed with pergola, smaller shed and greenhouse. Recently slabbed patio and path. Well stock front garden.

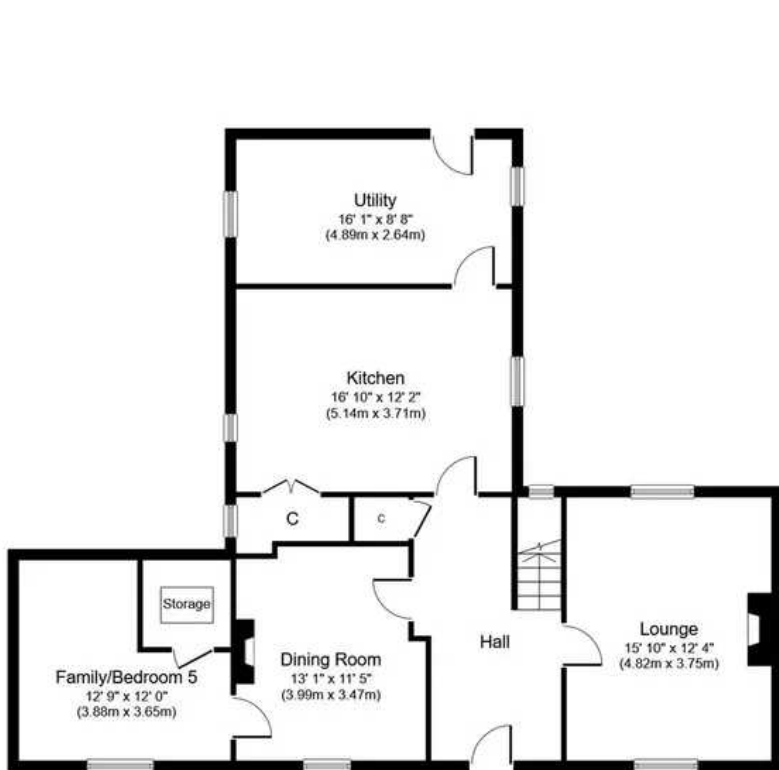
## GARAGE

Double Garage

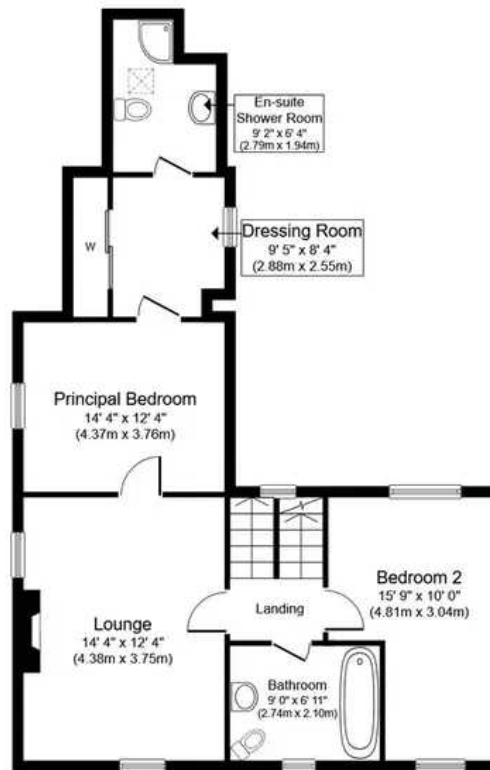
Double garage/workshop. Independent power supply with ample power points and lighting plus 3 phase power.



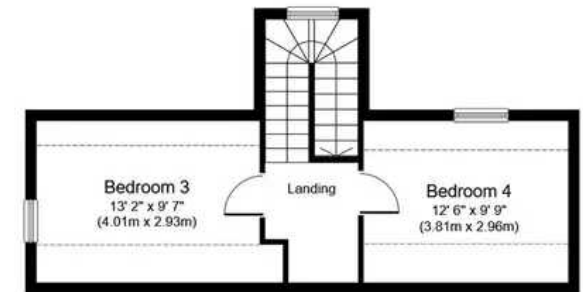




**Ground Floor**  
**Approximate Floor Area**  
**1,022 sq. ft.**  
**(94.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**685 sq. ft.**  
**(63.7 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**344 sq. ft.**  
**(32.0 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.



## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)



**KnightBain** 