







This fantastic house is in a quiet cul-de-sac, close to local amenities and in catchment for sought-after schools. Neutrally finished, this new build property in East Calder will make a fantastic home. This home is ideal for many needs, especially for families requiring bedroom and office space.

Calderwood itself is a growing community with modern facilities now included, such as a car club, electric bicycles, coffee shop (which also does takeaway) and a brand-new Primary School and Nursery. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and recently surfaced football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.



### Front Garden

A welcoming approach features a spacious driveway, which could accommodate 4-5 vehicles, with a mono-block finish. There is access round the left-hand side of the house to the rear of the property. There is grass to the front of the property, which is lined with shrubs.

### Entrance Hallway

Entry to this inviting hallway is through a wooden metal-cored front door featuring decorative glass. The décor begins with neutrally finished walls and high-quality wood effect laminate flooring. An understairs cupboard makes use of space, while recessed ceiling downlights brighten this area. A radiator, a smoke detector and power points complete the hallway.

### Lounge - 17' 6" x 10' 4" (5.33m x 3.15m)

This impressive room has a window to the front of the property, the walls are decorated with neutral paint, and the floor is covered with a high-quality wood effect laminate finish. Recessed ceiling downlights, two pendant ceiling lights, a radiator, an aerial socket, power points, and a smoke detector are all also provided.

### Kitchen/Dining - 27' 2" x 9' 2" (8.28m x 2.79m)

With a rear garden outlook, this room has lots of natural light entering through the two windows and glazed doors, as well as downlights and a ceiling pendant light. There are wall and floor units with neutral glossy frontages in the kitchen area. The white marble effect countertops contrast well with the high-quality wood effect laminate flooring, with the walls finished in a neutral tone. Equipped with a large 4-ring hob, which is further complemented with an overhead extractor. The sink area features a mixer tap over a one and a half stainless steel sink with drainer. Integrated into the units in the kitchen are a washing machine, fridge-freezer, dishwasher, oven, and microwave. The room is also complemented with a built-in storage cupboard, an extractor fan, two radiators, an aerial socket, a smoke detector, and power points.





### Living Level Toilet - 8' 4" x 3' 8" (2.54m x 1.12m)

This bright room is equipped with a modern white suite comprising of a white close-coupled toilet and pedestal wash basin. A window to the side of the property allows in natural light to compliment the downlights. There is also a chrome-finished ladder radiator and an extractor fan present. The neutrally painted walls and tiled floors bring a modern aesthetic, which remains throughout the rest of the property.

### Stairs and Landing

The neutrally carpeted stairs lead to the upper landing, which is also carpeted and has neutrally finished walls. A built-in cupboard, a ceiling light, power points, a radiator, access to the attic, and a smoke detector are also provided.

### Main Bedroom - 11' 1" x 10' 6" (3.38m x 3.20m)

This lovely room is decorated with neutral paint to the walls and a neutral carpet to the floor. An en-suite shower room is present, while a window to the front of the property allows for plenty of natural light to support the ceiling lighting. A radiator, a storage cupboard, and power points are supplied.

### En-Suite Shower Room - 5' 10" x 4' 3" (1.78m x 1.30m)

This charming room is equipped with neutral half-height tile to the walls, which transitions to a full-height splashback behind the shower, and has wood effect laminate to the floor. The remainder of the wall is neutrally painted, while the white suite comprises of a vanity sink with glossy storage beneath, and a close coupled toilet, while a bi-fold door cubicle houses a mains shower. Natural light comes in with the window to the side and there are also downlights present. A chrome-finished ladder radiator and an extractor complete the room.

### Bedroom Two - 12' 5" x 9' 5" (3.78m x 2.87m)

This superb room has been finished with neutral tones to the walls and a fitted neutral carpet to the floor. The windows to the front of the property allows in natural light and there is also a ceiling light. Both power points and a radiator are provided.





**Jack & Jill Shower Room - 6' 2" x 5' 7" (1.88m x 1.70m)**

This lovely shower room connects bedrooms 2 and 3, and is decorated with neutral paint and half-height neutral tile to the walls, with wood effect laminate to the floor. The mains shower cubicle has a bi-fold door, and is backed with neutral tile. There is a white vanity sink with neutral glossy storage underneath, as well as a white close-coupled toilet. The room is lit by downlights, along with a window to the side of the property.

**Bedroom Three - 11' 5" x 8' 8" (3.48m x 2.64m)**

This bedroom has been finished with neutral carpet to the floor, along with neutral paint to the walls. The window onto the rear garden lets in some natural light, and there is a ceiling pendant light present also. Power points and a radiator top off the room nicely.

**Bedroom Four - 10' 5" x 9' 6" (3.18m x 2.90m)**

This splendid room has been decorated neutrally to the walls, as well as the carpeted floor. Sharing the same view onto the rear garden as bedroom three, a ceiling pendant light is present in this room as well. The radiator and power points complete the area.

**Family Bathroom - 7' 7" x 7' 3" (2.31m x 2.21m)**

This delightful room has neutral walls, with high-quality tiling, and has wood effect laminate to the floor. There is a bath present, which also has a mains shower fixed above, as well as a white vanity sink with extra storage beneath. A white close-coupled toilet tops the room off nicely, along with the shaver socket and radiator. Natural light comes the window to the rear and there are also recessed ceiling downlights present.





#### **Bedroom Four – 10' 5" x 9' 6" (3.18m x 2.90m)**

This splendid room has been decorated neutrally to the walls, as well as the carpeted floor. Sharing the same view onto the rear garden as bedroom three, a ceiling pendant light is present in this room as well. The radiator and power points complete the area.

#### **Rear Garden**

This lovely garden has been designed to create an excellent space to sit and relax or entertain. There is high fencing on all sides with a gate providing access to the front of the property, as well as glazed double doors providing access to the property's kitchen/dining area. There is a tidy slabbed path along the length of the property, with a well-maintained upper grassed area covering the majority of the garden. The path gives way to gravel on the right-hand side of the [property](#).

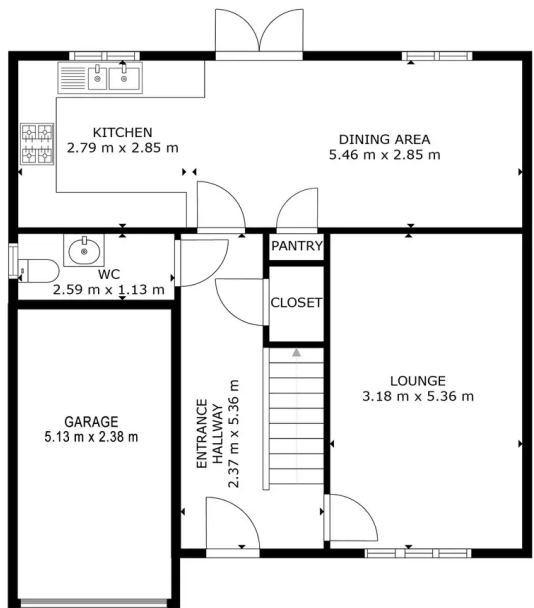
#### **Additional Items**

Tenure: Freehold. Council Tax Band: F.

All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. There are solar panels positioned on the roof of this property which are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.



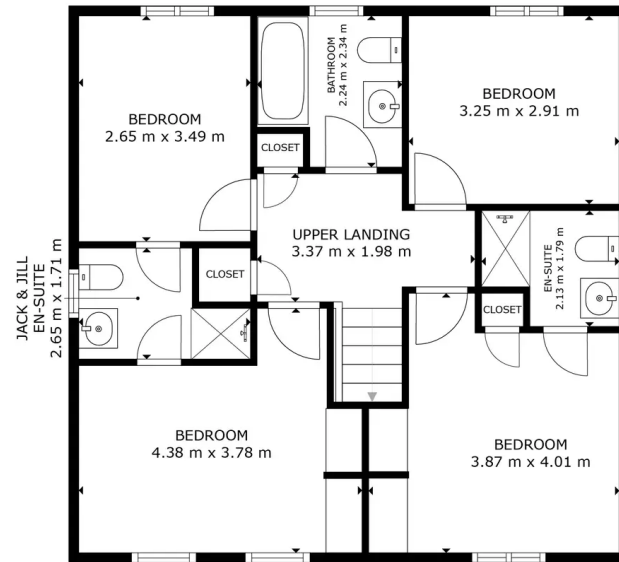




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 69 m<sup>2</sup>  
 TOTAL: 127 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 69 m<sup>2</sup>  
 TOTAL: 127 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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