





Beautiful 4/5 Bedroom Detached Home!

Niall McCabe & RE/MAX Property are thrilled to present to the market this exquisite and beautifully extended 4/5 bedroom detached villa, nestled in the highly sought-after and family-friendly Langton View, East Calder. Boasting serene, stylish interiors with a fresh, modern finish, this exceptional home offers the perfect blend of luxury and comfort. Set against the backdrop of meticulously landscaped gardens, it provides an idyllic sanctuary for family living.

East Calder is a popular village 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 the airport within easy reach. The village has its own primary schools and there is a bus service to the brand new high school at West Calder. There is a leisure centre only a short distance away, and lots of local amenities, including doctors, post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, newly refurbished local pub and takeaway.

The home report can be downloaded from our website.

Freehold

Council tax band F

Factor Fees – None

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lounge/Dining Area

13' 3" x 13' 6" (4.05m x 4.11m)

This gorgeous split lounge/diner is defined by a striking archway, blending elegance and function. The lounge features plush carpeting and a large front window, flooding the space with natural light, while the dining area boasts sleek laminate flooring and seamless access to the rest of the lower level.

Kitchen

16' 0" x 8' 5" (4.88m x 2.57m)

This stunning high-gloss, handleless gourmet kitchen is a chef's dream, complete with integrated appliances and a dedicated dining area. Dual-aspect windows bathe the space in natural light, creating a sleek, modern vibe perfect for both cooking and entertaining.

Conservatory

10' 9" x 9' 10" (3.27m x 3.00m)

Bask in the warmth of this sunny conservatory, a perfect retreat for family relaxation. Overlooking the garden, it offers a serene spot to unwind and enjoy the view in comfort and style.

Bedroom/Reception Room

17' 11" x 10' 2" (5.47m x 3.09m)

This versatile 5th bedroom, located on the ground floor, offers endless possibilities—perfect as a cozy snug, home office, or an extra reception room, showcasing the home's adaptable layout to suit your lifestyle.

Utility/Storage Room

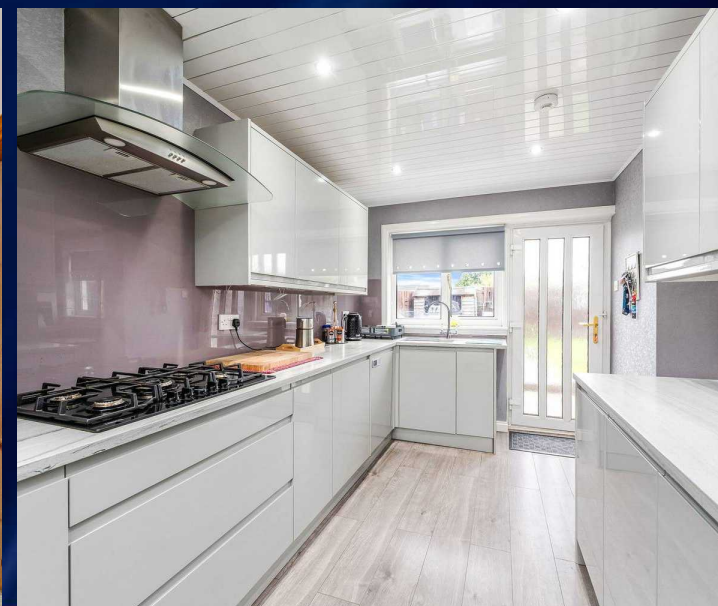
10' 2" x 7' 2" (3.09m x 2.18m)

A handy utility/storage area which could be used flexibly depending on the purchaser, it hosts laminate floor, neutral wall coverings & central lighting.

Bedroom 1

17' 10" x 11' 3" (5.44m x 3.42m)

The expansive master bedroom boasts sleek modern flooring, stunning décor, and ample storage. With plenty of space for additional furniture, it offers a luxurious retreat designed for comfort and style.



En-Suite

10' 0" x 6' 6" (3.06m x 1.99m)

Step into luxury with this beautifully designed en-suite shower room, featuring a spacious dual walk-in shower enclosure, sleek wash hand basin, and modern W.C. The stunning floor design adds elegance, while the large, glazed window invites natural light, creating a serene, hotel-inspired retreat.

Bedroom 2

13' 8" x 9' 1" (4.16m x 2.76m)

This spacious second bedroom boasts modern finishes, plush carpeting, and a large picture window that floods the room with natural light, creating a perfect blend of comfort and style.

Bedroom 3

12' 0" x 10' 2" (3.67m x 3.10m)

This stylishly appointed third double bedroom, located at the rear, offers peaceful views of the garden, creating a serene and inviting space to unwind.

Bedroom 4

10' 2" x 8' 0" (3.10m x 2.43m)

Bedroom 4 is generously sized, with a view over the head of the street. Its flexible layout makes it ideal for use as a guest room, home office, or additional living space.

Family Bathroom

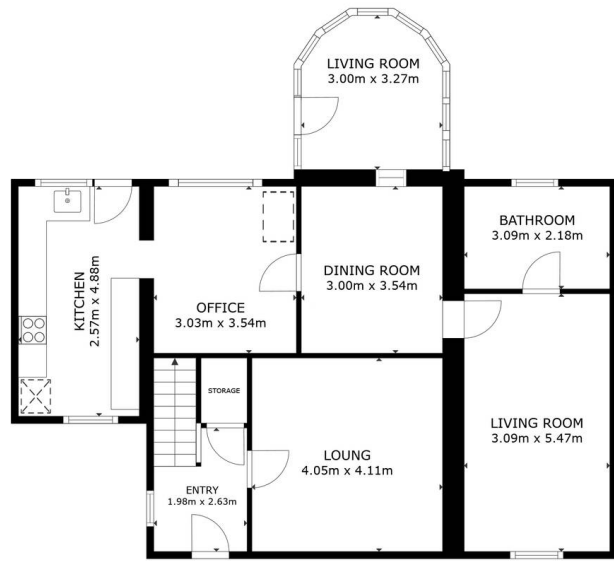
6' 10" x 5' 9" (2.09m x 1.76m)

Lovely suite with a large bathtub, for maximum luxury, wash hand basin & W.C – the room benefits from a slick tile design and a picture window.

Exterior

The home is set within a lovely mature, multi-sided plot. The rear is a peaceful and private oasis with gorgeous shrubs and hedges – along with patios galore and ample storage room. To the front there is a multi-car driveway with access to the front door and a luscious lawn.

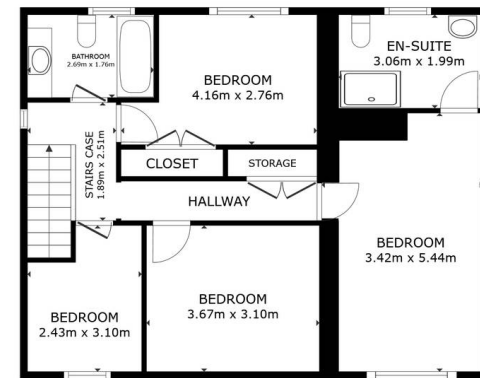




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 99.1 m² FLOOR 2 73.2 m²
 TOTAL : 172.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 99.1 m² FLOOR 2 73.2 m²
 TOTAL : 172.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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