



45 Rowan Place, East Calder

In Excess of £285,000



Stunning 3 Bedroom Semi-Detached Home!!

Niall McCabe & RE/MAX Property are proud to welcome to the market this sublime 3-bedroom semi-detached property which is perfectly located in the ever-popular and newly developed Calderwood development in East Calder. The property enjoys a driveway, integral garage & thoughtfully designed interiors along with gorgeous décor – creating the most wonderful 'next step' on the property ladder.

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.

Council Tax Band E

Factor Fee – Scottish Woodlands. Research Park, Riccarton. Edinburgh, EH14 4AP Deposit: £250 Payment approx. £150 twice a year.

Freehold Property

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property.

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

Lounge/Diner

18' 8" x 13' 1" (5.68m x 3.99m)

Located at the rear of the home, the lounge is the ideal spot to relax. It offers a flexible floorspace for various furniture formations, stunning laminate flooring & slick décor. There are also patio doors leading onto the rear garden – giving a wonderful sense of connectivity with the outdoors.

Kitchen

12' 0" x 9' 1" (3.67m x 2.78m)

Well equipped kitchen area with a sociable eating area. There is a large selection of base & wall mounted high gloss units, with gorgeous countertops and splashback tiling. The room enjoys a plethora of integral appliances, as well-as space for freestanding.

W.C

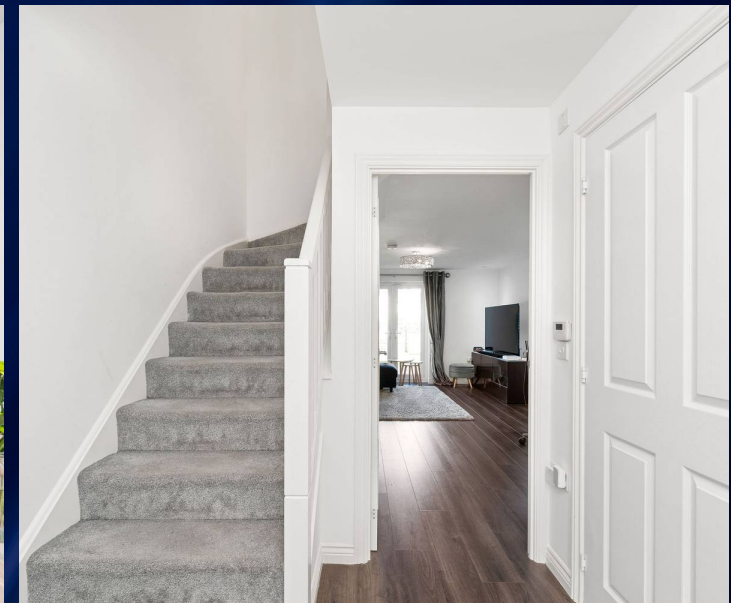
7' 3" x 5' 8" (2.22m x 1.72m)

Lovely 2-piece suite finished in crisp, white hues and a front facing window.

Bedroom 1

12' 4" x 12' 1" (3.77m x 3.68m)

The master bedroom is a generous size and is handily located to the front, and enjoys views over the area. There is ample fitted storage & central lighting.



En-Suite

8' 4" x 6' 2" (2.53m x 1.89m)

A beautifully stylish 3-piece shower room with a lovely enclosure & power shower, wash hand basin & W.C – there is also a glazed window and pretty tile design.

Bedroom 2

12' 4" x 10' 0" (3.77m x 3.06m)

Bedroom 2 is also a generous double room which has been finished in a stylish palette it benefits from having central lighting, radiators and carpeted flooring.

Bedroom 3

12' 10" x 10' 2" (3.90m x 3.11m)

Bedroom 3 could be used as an additional double room, home office or dressing room – depending on the individual purchasers needs.

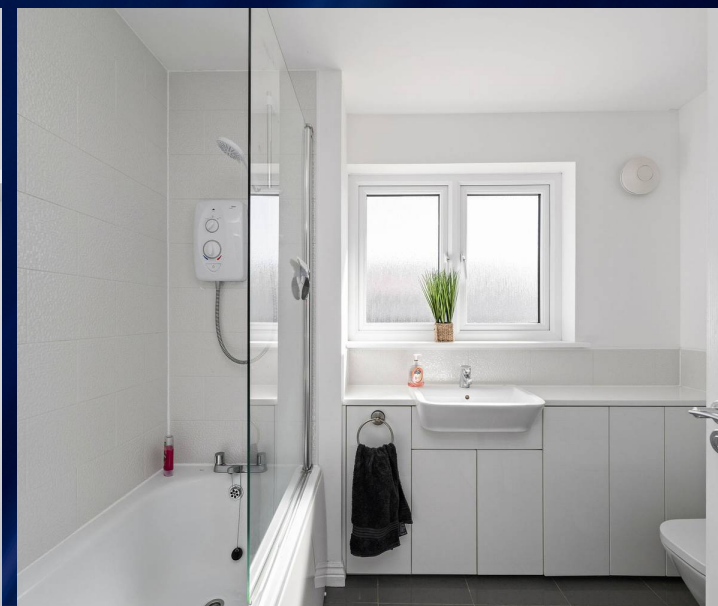
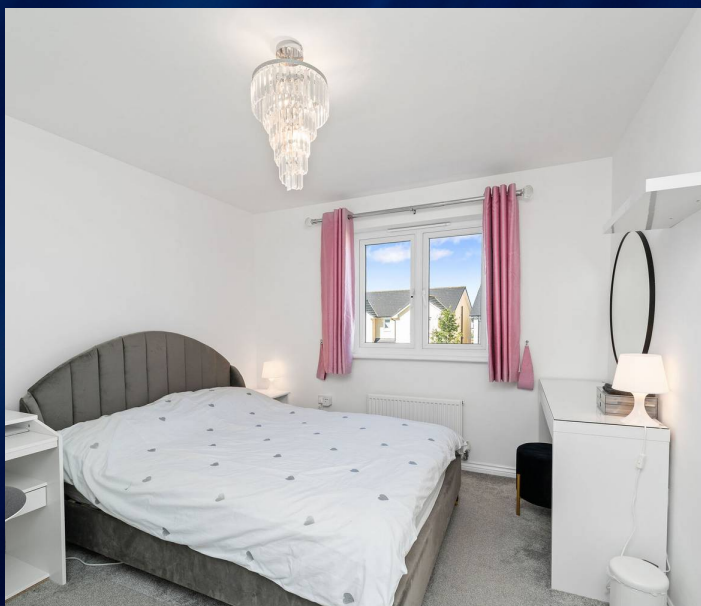
Family Bathroom

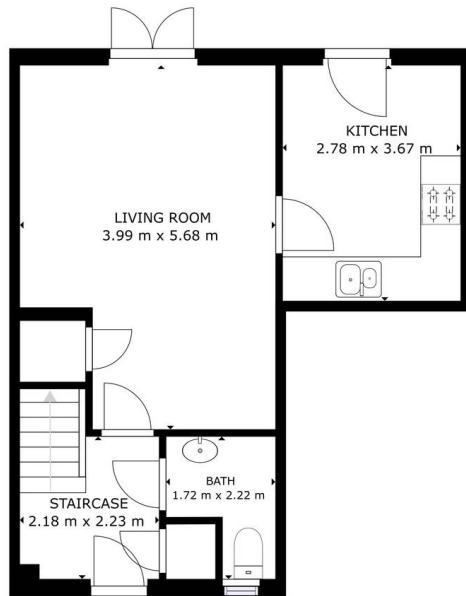
9' 3" x 6' 9" (2.83m x 2.06m)

Chic 3-piece family bathroom with a stunning bathtub & overhead shower, there are partially tiled walls and a gorgeous flooring design, and ample vanity storage.

Exterior

The property enjoys gorgeous gardens. The rear has been lovingly styled for the modern family with large, turfed section and a sun-drenched patio – ideal for family get-togethers and BBQ'S! To the front there is a double driveway, mature lawn and access to the integral garage.

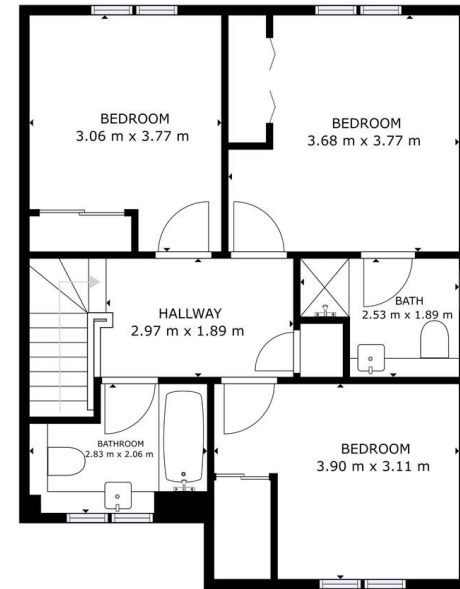




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 45.83 m² FLOOR 2: 56.28 m²
 TOTAL: 102.11 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 45.83 m² FLOOR 2: 56.28 m²
 TOTAL: 102.11 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





RE/MAX Property

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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.