

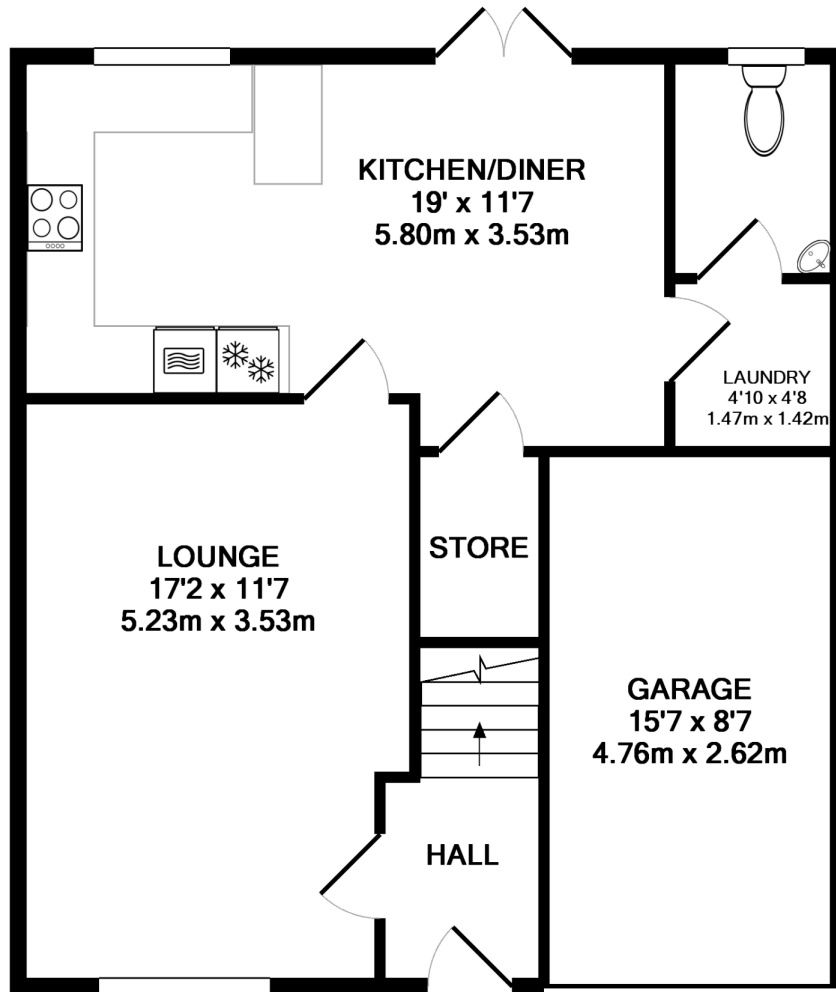
Property Connections

Estate Agent

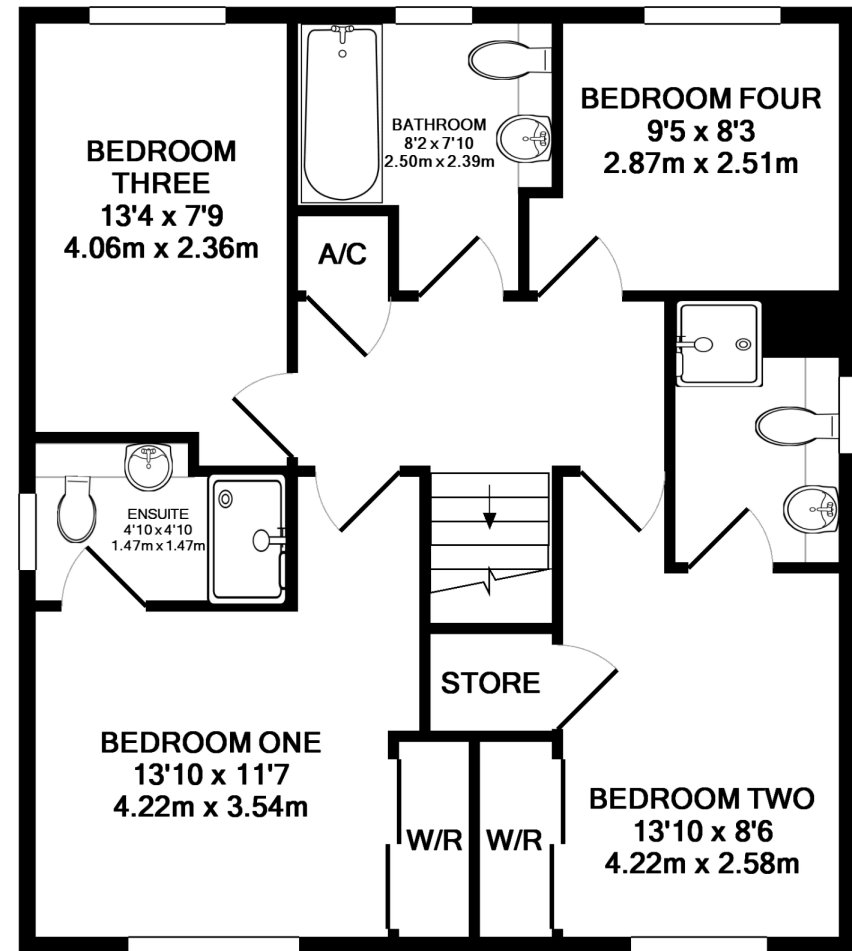
01506 650 550



14 Snowdrop Path, East Calder



GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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This four bedroom family home with two en suites is in move in condition and boasts an extensive wrap-around garden, ideally located to make the most of any day time and evening sunshine

Property comprises: Lounge, dining kitchen laundry, four bedrooms, 2 en suites, family bathroom, living level w.c. and single garage.

The family lounge boasts excellent proportions, enhanced by modern décor in contemporary tones and completed with plush carpet flooring.







The exquisite dining kitchen is laid with wood effect laminate flooring and fitted with a good range of base and wall mounted units with complementary worktop and breakfast bar, ideal for informal dining. Integrated appliances include the induction hob, electric oven, microwave/grill combo, fridge freezer and dishwasher. The dining area offers ample space for a family dining table, with French doors leading onto the rear garden.

The laundry is accessed from the dining kitchen, offering stacked appliance spaces and shelved storage, and in turn leads into the extensive living level cloakroom, which is fitted with a white suite and laid with wood effect laminate flooring.





Bedrooms one and two both overlook the front aspect and benefit from fitted wardrobes and en suite bathrooms.





Bedrooms three and four are located to the rear of the property and both have light décor and carpet flooring.

The family bathroom is fitted with vanity storage furniture with recessed mirror and downlighters and a white suite with hand held shower attachment to the bath.



Externally, the front garden is laid to lawn with the double driveway laid with mono block pavers. The side and rear garden are ideally placed to make the most of any daytime and evening sunshine. The expansive lawn is ideal for playtime and the decked patio to the side, with feature brick wall, makes an ideal al-fresco dining and entertaining space.

Included in the sale are all fitted floor coverings, window blinds, integrated kitchen appliances and the garden shed.

**Whilst the above particulars are believed to be correct,
they are not warranted and do not form part of any contract.**