Floor 0

- WC 6'10" x 9'5"
- Living Room 16'9" x 12'9"
- Kitchen 12'3" x 21'9"
- Living Room 12'9" x 11'6"
- Hallway 14'4" x 6'2"
- Garage 16'3" x 8'3"
- Utility Room 12'4" x 6'1"

Floor 1

- Bedroom 11'3" x 12'9"
- Bathroom 5'10" x 2'4"
- Bathroom 3'8" x 11'5"
- Bedroom 11'7" x 9'7"
- Landing 17'4" x 7'2"
- Bedroom 7'0" x 9'5"
- Bedroom 11'9" x 8'4"
- Bathroom 4'3" x 6'1"
- Bedroom 11'0" x 8'5"

Floor 2

- Bedroom 16'9" x 15'3"
- Landing 8'2" x 3'3"
- Bathroom 6'0" x 8'4"
- Wardrobe 7'9" x 8'5"
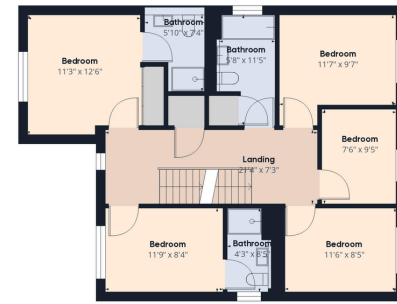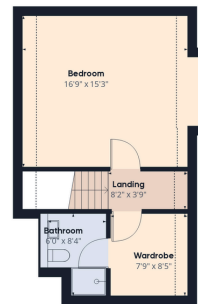
Gibson
GIBSON ESTATE AGENTS

35 Buchan Square
East Calder, EH53 0UA

DESCRIPTION

Nestled in a popular neighborhood, this impeccable six-bedroom detached home epitomizes modern luxury and elegance. Boasting show home condition, every detail has been meticulously crafted with high-quality extras that elevate the living experience. The spacious interiors are complemented by premium finishes, creating an inviting atmosphere throughout. A standout feature is the exquisite garden room, providing additional living space perfect for relaxation or entertaining guests. This stunning property is a rare gem that promises comfort and sophistication. Don't miss the opportunity to view this extraordinary home today!

The property comprises of :
Ground floor
- Welcoming hallway
- Front facing lounge
- Ground WC
- Open plan kitchen/diner leading to garden room
- Utility room with integrated door to garage

First floor
- Two double bedrooms with en-suite
- Further two double bedroom
- Single bedroom
- Family bathroom

Second floor
- Primary bedroom
- Dressing room
- En-suite shower room

Outside
- Private garden to rear
- Driveway to garage

To schedule a viewing, please contact Gibson Estate Agents at 01506 414568

LOCATION

East Calder is a beautiful village located in West Lothian, Scotland. It is situated approximately 10 miles west of Edinburgh city center, making it an ideal location for those who want to enjoy the tranquil countryside while still being close to the city. The new Calderwood development in East Calder offers a range of modern and stylish properties, including apartments, townhouses, and detached houses. The development is conveniently located close to local amenities, such as supermarkets, cafes, and restaurants. It is also in close proximity to schools and nurseries, making it an ideal location for families. The development has easy access to the M8 motorway, providing excellent transport links to Edinburgh and Glasgow. With its stunning views, peaceful surroundings, and excellent location, East Calder is the perfect place to call home.