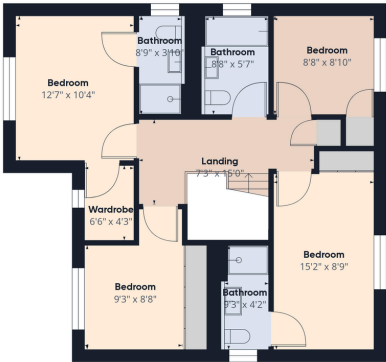


Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1664.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





# Description

Immaculately presented and spacious, four-bedroom, detached family home with gardens, multi-vehicle driveway, and an integrated single garage. Set on a corner plot, in a factored, modern, family-friendly residential development in East Calder, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, utility room, garden room, four bedrooms, two with en-suite bathrooms, a family bathroom, and a ground-floor WC. Ready-to-move-in, highlights include a stylish integrated kitchen, luxury bathroom suites, quality antmico flooring and contemporary lighting.

In addition, there is gas central heating, solar panels, double glazing, multiple TV points, and a Juliet balcony for the master bedroom.

Externally the property benefits from a two-vehicle mono-blocked drive with EV charger and a lawn to the rear garden includes a patio, and a bespoke 18-foot garden shed. This modern development also provides landscaped grounds and ample residents and visitors parking spaces.

Call now to arrange a viewing 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.

