



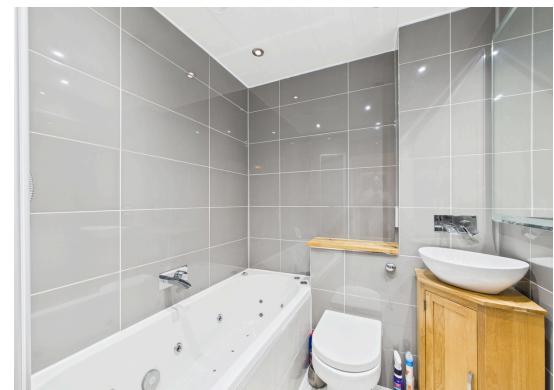
This well presented four bedroom semi-detached family home offers generous and flexible living space, ideal for growing families. The property features a bright lounge/diner, a fully fitted kitchen and four well-proportioned bedrooms, providing comfort and versatility throughout.

Externally, the home benefits from a private rear garden and off-street parking. Situated in a popular residential area close to schools, local amenities, and transport links, this is a fantastic opportunity to secure a spacious family home in a convenient location.

The property includes:

- Vestibule
- Bright and spacious lounge/diner
- Fully fitted kitchen
- Integral garage
- Primary bedroom with en-suite and fitted wardrobes
- Two double bedrooms with fitted wardrobes
- Fourth bedroom
- Modern family bathroom with Jacuzzi bath
- Private rear garden
- Electric car charger

Call now to schedule a viewing: 01506 414568.



LOCATION

East Calder is a small village situated to the East of Livingston, approximately fifteen miles west of Edinburgh and thirty miles east of Glasgow making East Calder an ideal commuter base. Within East Calder, there is shopping for everyday requirements, a local post Office, doctors' surgery, dentist and a small number of public houses. There are two local primary schools of good repute and secondary schooling available in Livingston and West Calder. For the commuter, easy access can be gained to the main motorway networks linking Glasgow, Edinburgh and beyond. There are excellent bus services and a number of mainline railway stations nearby connecting throughout the central belt. Close by Livingston features one of the largest indoor shopping and leisure complexes in Scotland, offering around 155 shops, VUE multiplex cinema, a gym, bars, restaurants, and cafés catering for many recreational requirements.

