



22 Firbank Grove, East Calder

East Calder

Offers Over £220,000



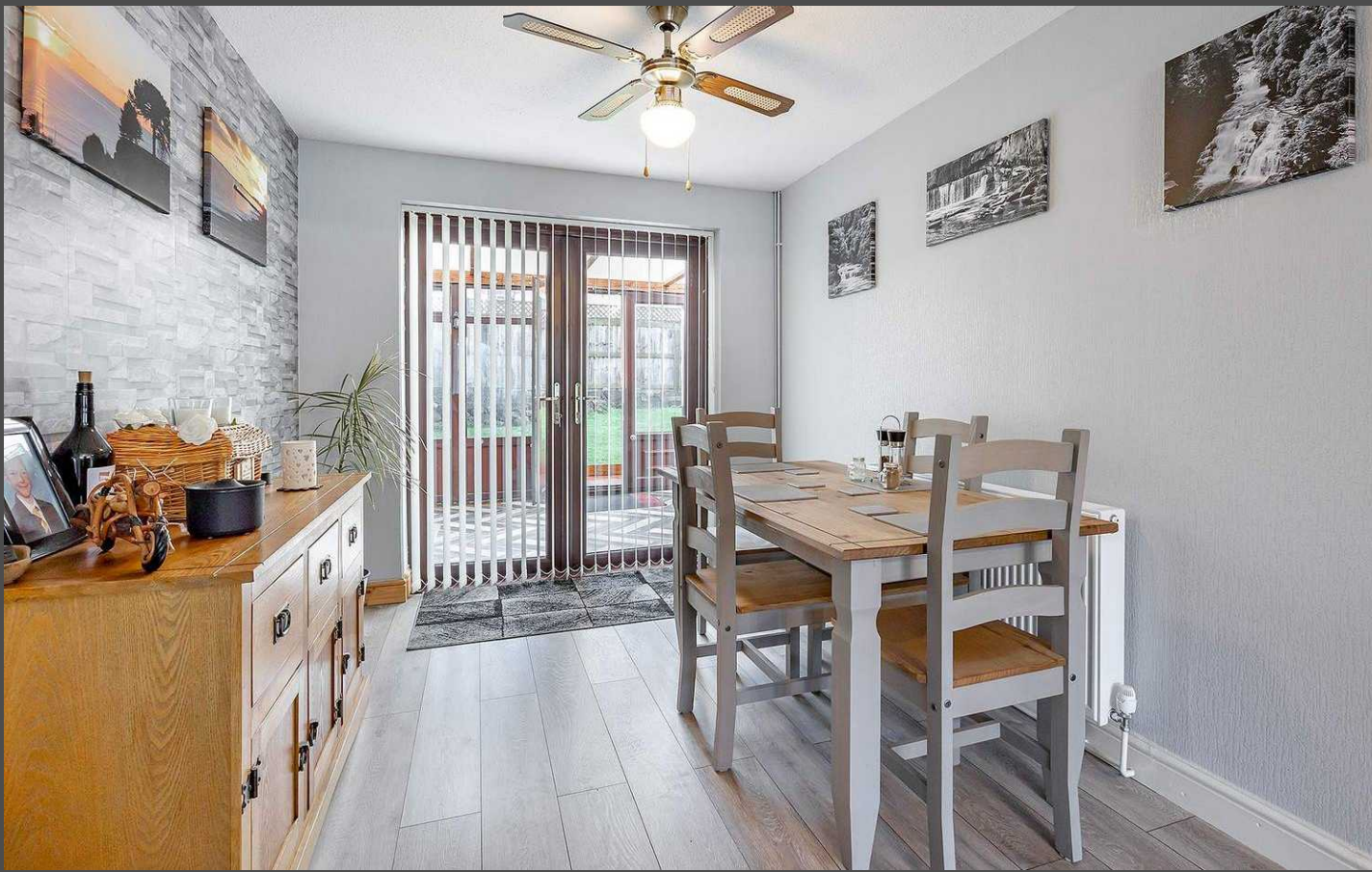
22 Firbank Grove

East Calder, East Calder

Nestled in the ever-popular village of East Calder, this charming three-bedroom semi-detached home offers modern living in a tranquil, picturesque setting. Surrounded by nature, with a local waterfall and the scenic Almondell & Calderwood Country Park nearby, this property is perfect for those who love exploring the outdoors or enjoying peaceful walks.

The current owner has thoughtfully upgraded the property, enhancing its style, comfort, and functionality. These improvements include a new boiler for efficient heating, a modern bathroom with a contemporary finish, and a reconfigured living space that has been designed to be open-plan, bright, and airy. The ground floor now benefits from new laminate flooring, while the stairs and upper levels feature new carpets for added warmth and comfort.

The ground floor consists of a spacious and welcoming living room that flows seamlessly into the dining area. From the dining room, French doors lead to a sunny sunroom, offering the perfect space for relaxation or entertaining guests. The well-proportioned kitchen has been designed with practicality in mind and is conveniently located near the main living spaces.



Upstairs, the property features three generously sized bedrooms. The main bedroom can comfortably accommodate a king-size bed while still leaving ample space for free-standing furniture. The two additional bedrooms can easily fit double beds but also offer flexibility to meet the prospective owners' needs, whether as a home office, dressing room, or nursery.

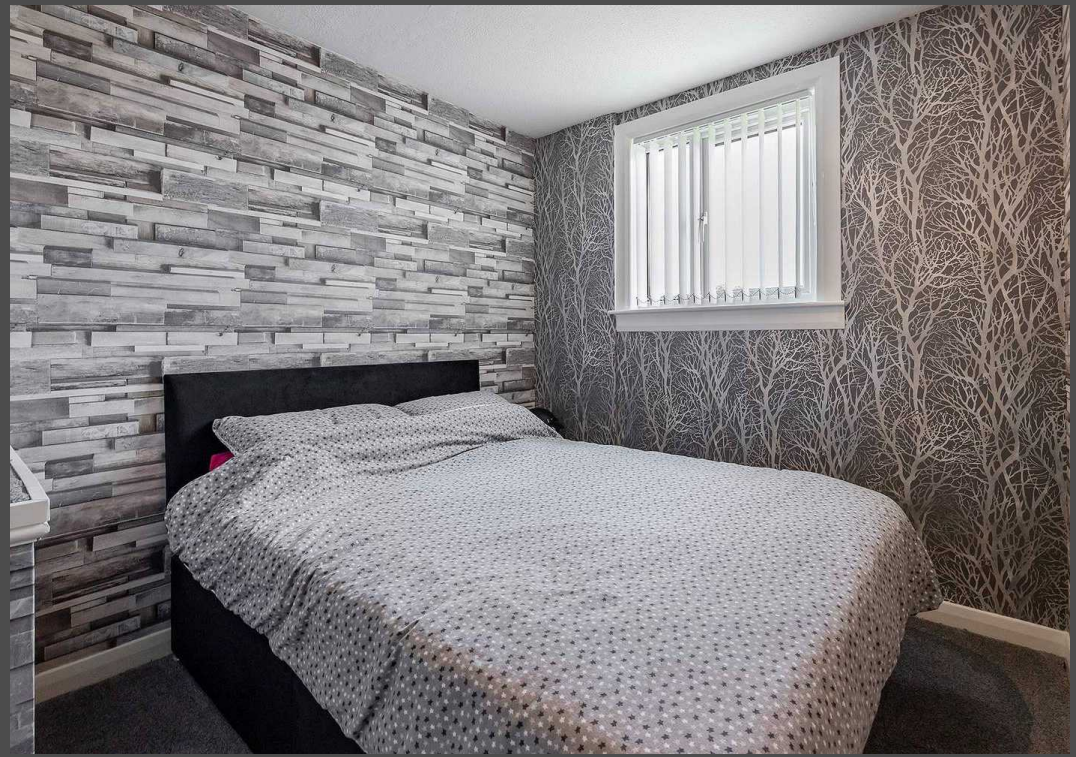
A stylish, upgraded shower room is also located on this level, adding to the modern appeal of this home.

Externally, the property boasts a driveway that comfortably accommodates up to four cars, and there is a single detached garage offering additional parking or storage space. The property benefits from a generous plot, with additional land to the side, offering fantastic potential to extend the driveway, garage, garden, or even the house itself, subject to planning permissions.

To the rear, the property enjoys a south-facing garden that is designed for low maintenance, making it ideal for those seeking an easy-care outdoor space. However, for those with a green thumb, this space also offers great potential for customization.

In summary, this beautifully upgraded property offers the perfect balance of modern comfort, ample outdoor space, and fantastic potential for future expansion, all within the sought-after village of East Calder, with countryside walks and natural beauty right on your doorstep.

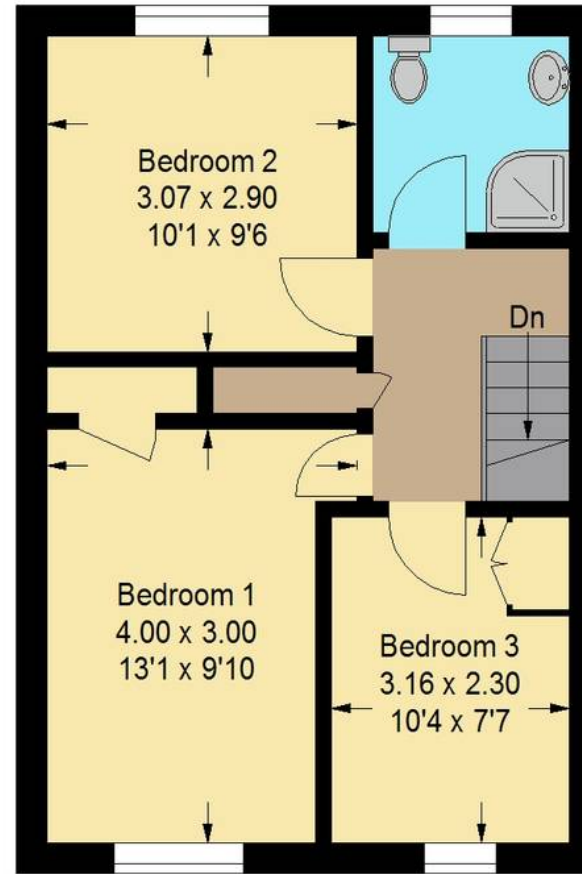




Approximate Gross Internal Area = 93.7 sq m / 1009 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1134673 / Ref:89433)



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