



9 Young Road, East Calder

Offers Over £200,000



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East Calder

Located in the sought-after Merchants Gait development in East Calder, this beautifully presented 2-bedroom terraced home, *The Portree*, built in 2023 by Persimmon Homes, offers modern interiors, off-street parking, and a landscaped rear garden – all ready for its new owners to move right in.

As you step into this home, you are welcomed by a bright and spacious lounge, a living space that can also comfortably accommodate space for dining. This makes it an ideal setting for relaxing, hosting, or simply enjoying quiet evenings. The lounge is flooded with natural light, creating an airy and inviting atmosphere.

Moving through to the rear of the property, you'll find the contemporary kitchen, thoughtfully designed with ample worktop and storage space to meet the needs of modern living. The kitchen's sleek finishes and functional layout make it a pleasure to prepare meals or enjoy casual breakfasts. Adjacent to the kitchen is a convenient WC, offering additional practicality for both everyday use and when entertaining guests.



On the first floor, the property boasts two well-proportioned bedrooms, both designed to provide comfortable and private retreats. The main bedroom is generously sized, and benefits from fitted storage, offering a practical and stylish solution for organising belongings, while still providing space for additional furnishings. The second bedroom is equally a great sized room, suitable as a guest room, home office, or nursery.

Completing the upstairs layout is a stylish family bathroom, fitted with high-quality fixtures and a modern design that combines practicality with a touch of elegance.

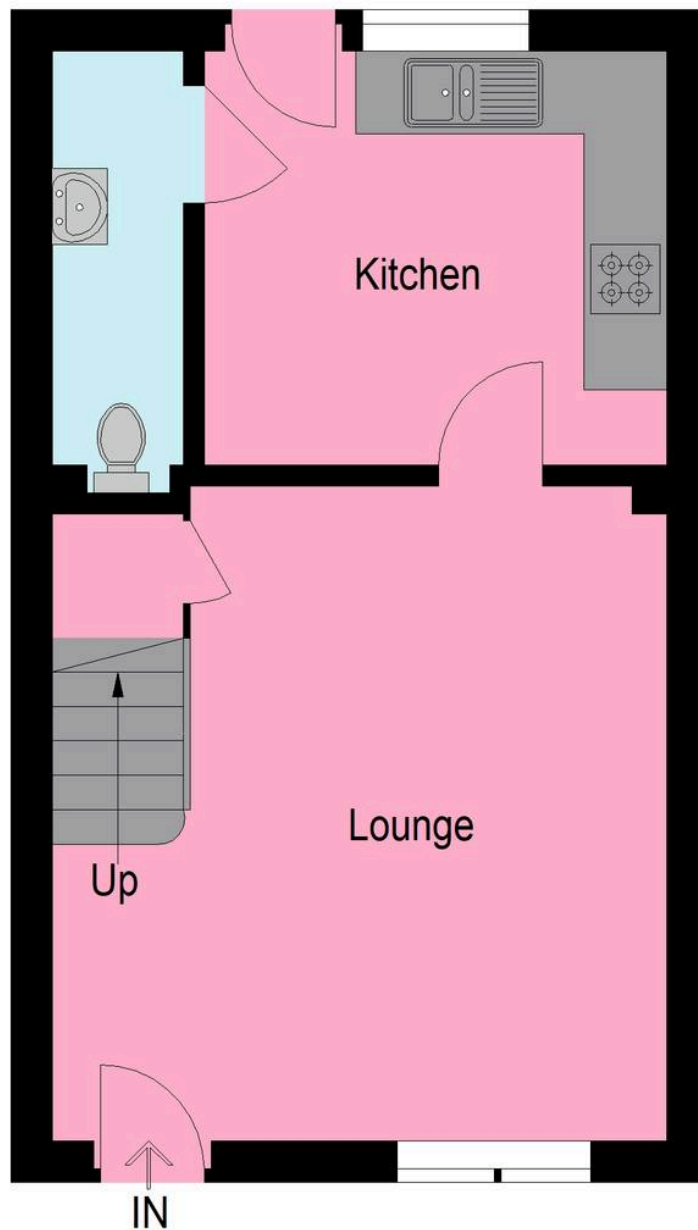
Externally, this home continues to impress, with off-street parking at the front for 1-2 cars, ensuring convenience for homeowners and visitors alike.

To the rear, the beautifully landscaped garden offers an ideal space for outdoor living, whether you're hosting summer barbecues, enjoying a quiet morning coffee, or simply relaxing in the sunshine.

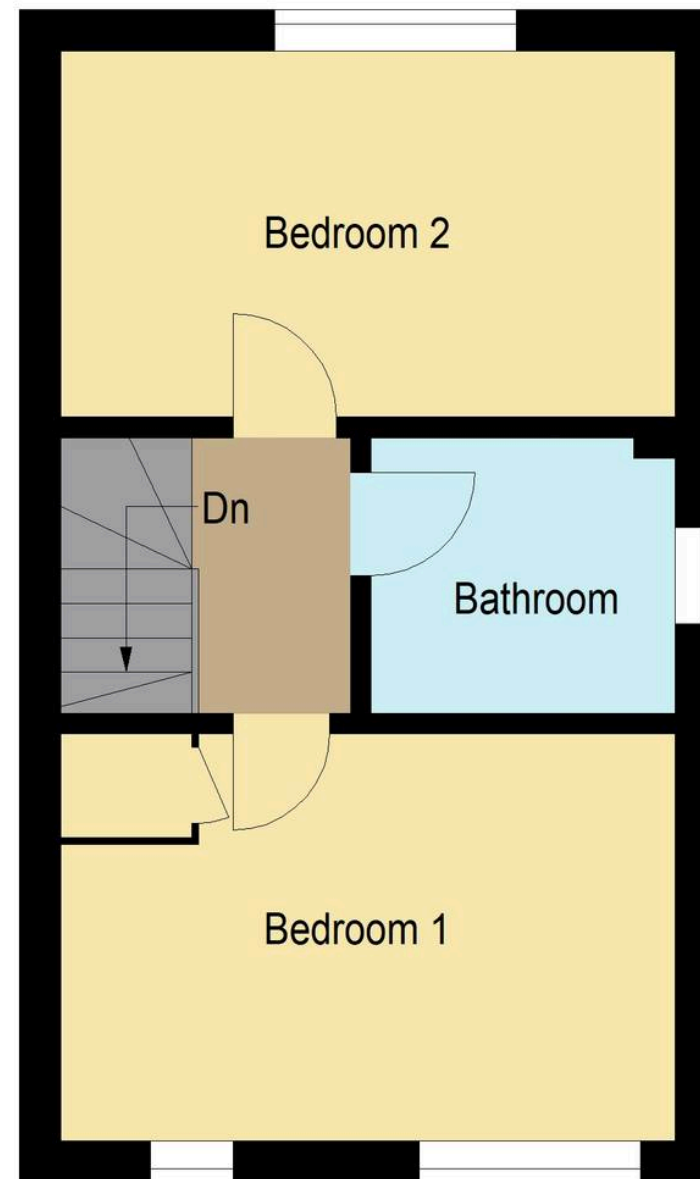
Situated in the thriving village of East Calder, the home benefits from excellent local amenities, including popular pubs and restaurants such as the Grapes Village Pub, and convenience stores like Tesco Express and the Co-op within walking distance. For larger shopping needs, major supermarkets and retail outlets are just a short drive away in Livingston. Nestled on the edge of the stunning Almondell & Calderwood Country Park, this home enjoys a tranquil setting with picturesque surroundings while remaining close to the vibrant town centre of Livingston, offering the perfect balance between countryside living and modern convenience.







Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1160910 / Ref:89850)



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