



30 Blair Road, East Calder

Livingston

Offers Over £240,000



## 30 Blair Road

East Calder, Livingston

Welcome to 30 Blair Road, a beautifully presented three-bedroom semi-detached home, built by Taylor Wimpey in 2022 and situated in the sought after Calderwood development in East Calder. With a landscaped east facing garden, a generous two car driveway, and stylish interiors, this property is perfect for families, professionals, and first-time buyers alike.

Stepping inside, you are greeted by a bright and welcoming hallway that sets the tone for the rest of the home. To the left lies the modern kitchen, fitted with sleek white-gloss cabinetry, ample worktop space, and a full suite of integrated appliances including a fridge-freezer, washing machine, dishwasher, oven, hob, and four-point gas cooker.

The heart of the home is the open-plan lounge and dining area, a versatile space designed for modern living. There is room for two sofas, a media wall, and a dining set for four, while patio doors open seamlessly onto the rear garden, creating a natural flow between indoor and outdoor living. The garden itself is landscaped with a neat lawn and a decked seating area positioned to capture the best of the sunlight, ideal for summer dining and entertaining. Completing the ground floor is a spacious WC, finished with splashback tiling, chrome accents, and character panelling that adds warmth and charm.



Upstairs, the principal bedroom is a relaxing retreat with two double-aspect windows filling the room with natural light. This space easily accommodates a king-size bed with bedside cabinets, along with wardrobe or drawer storage. Bedroom two is a generous double, offering space for a bed, bedside cabinets, and a wardrobe. Bedroom three is currently arranged as a home office but can also comfortably host a single bed, making it perfect as a nursery, guest room, or flexible study space. The family bathroom serves the upper floor with a stylish three piece suite, including a bathtub with overhead shower. Externally, the property benefits from a two-to-three-car driveway and plenty of visitor spaces, adding convenience for modern family living.

Calderwood is a vibrant and growing community, with Calderwood Primary School just a short walk away and East Calder High Street providing shops, cafes, a pharmacy, and local butchers. Almondell Country Park is also nearby, offering scenic trails and green space for nature lovers and pet owners. For commuters, the location provides excellent access to Edinburgh and Glasgow via the M8, as well as nearby rail connections at Kirknewton and Livingston.

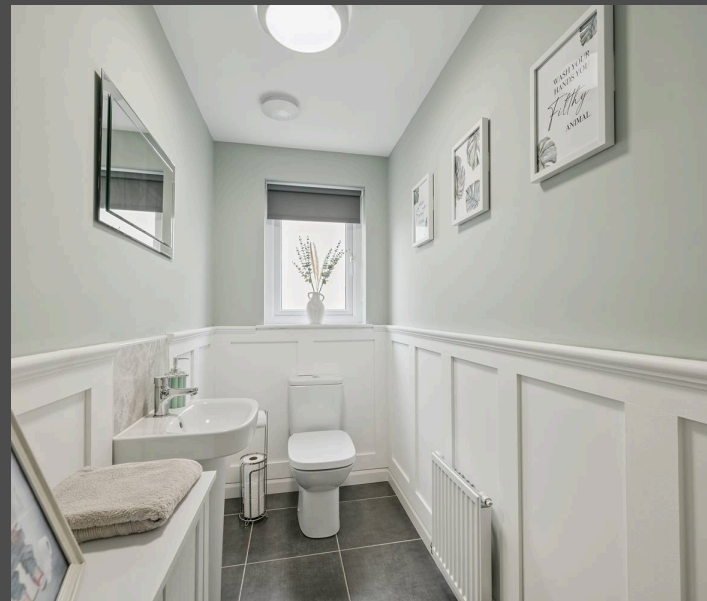
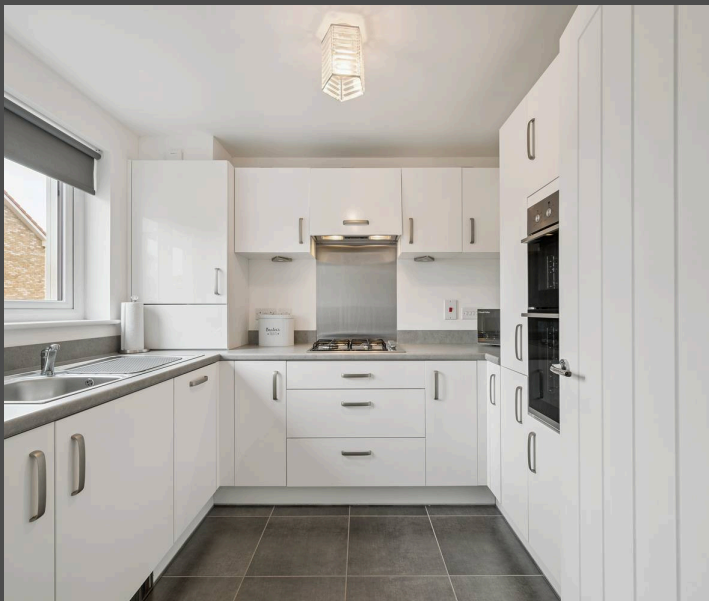
With its modern design, excellent location, and ready-to-move-in condition, 30 Blair Road is a standout home in one of West Lothian's most desirable new communities.

Council Tax band: D

Tenure: Freehold

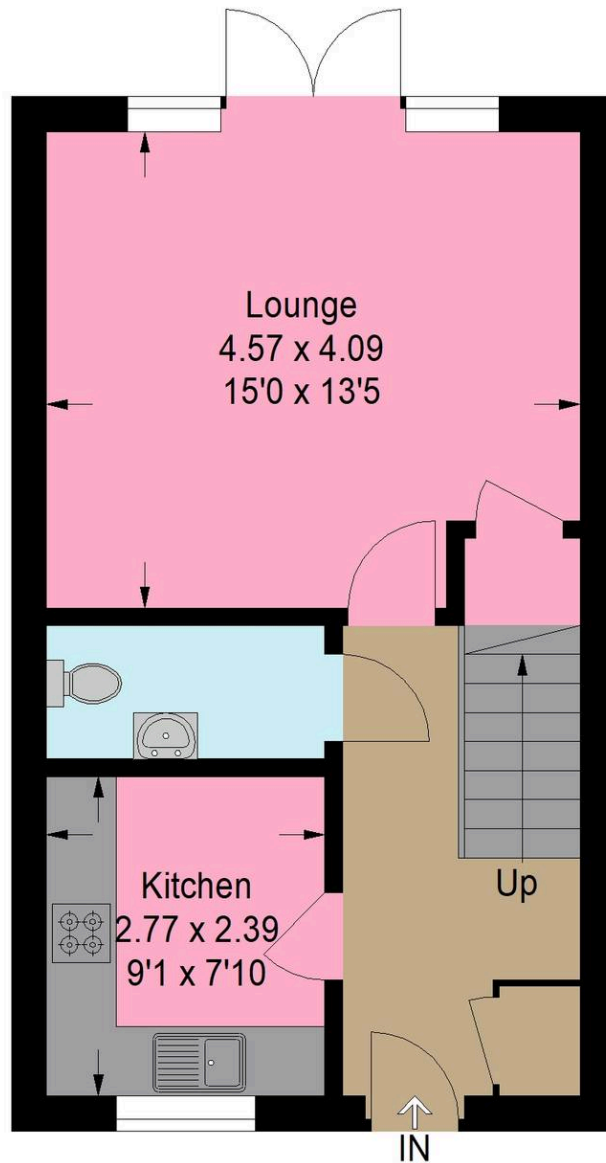
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

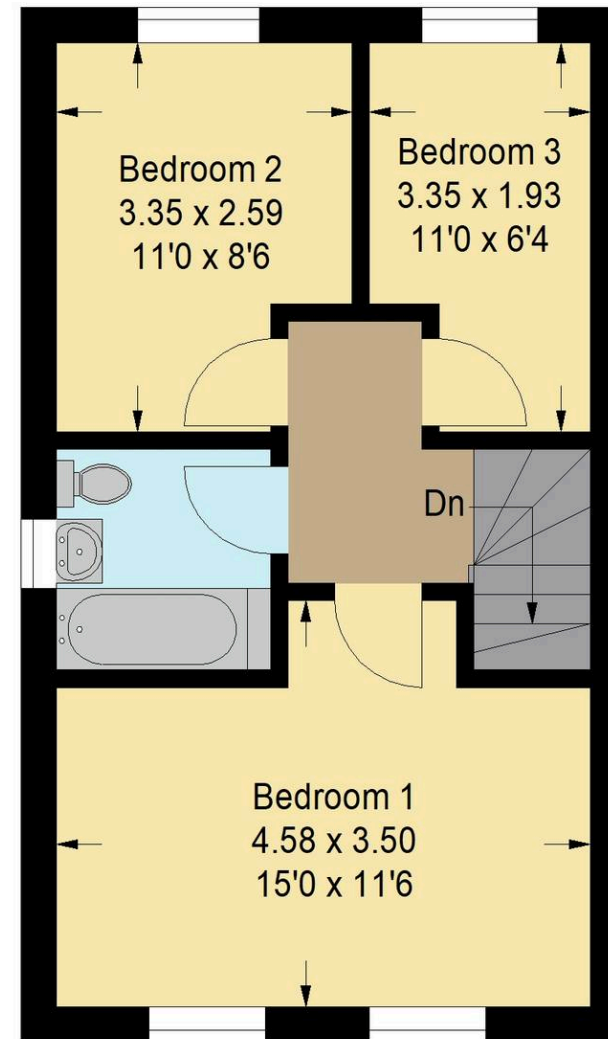




Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1233730 / Ref:91236)



## Bridges Properties

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