



55 Douglas Road, East Calder

Offers Over £200,000



55 Douglas Road

East Calder

Welcome to Douglas Road, East Calder, a beautifully presented two bedroom, two bathroom mid terrace home built by Persimmon in 2024. Perfectly move in ready, this modern property combines stylish interiors with a private setting and excellent commuter links to Edinburgh, making it an ideal choice for first time buyers, downsizers, or professionals.

As you step inside, you are welcomed into a bright and inviting lounge, enhanced by a large front-facing window that enjoys uninterrupted privacy with no overlooking neighbours. The room offers ample space for two sofas and a media wall, with the added benefit of under-stair storage.

To the rear, the contemporary kitchen is finished to a high standard with sleek matte dark grey cabinetry and plenty of worktop space. Integrated appliances include a four point gas hob, oven, and fridge freezer, while an adjacent utility area provides space for a washing machine and access to a convenient downstairs WC. Patio doors lead out to the rear garden, creating a seamless flow between indoor and outdoor living.

The east facing garden is both private and low maintenance, making it a peaceful retreat to enjoy the morning and afternoon sun. A rear access gate adds practicality, especially for bins or easy entry.



Upstairs, the principal bedroom is generously sized, comfortably accommodating a king bed with bedside cabinets and further furniture. A fitted cupboard offers useful storage, ideal for linen or clothing. The second bedroom can host a double bed with bedside cabinets and features its own fitted wardrobe. Currently styled as a home office, this room provides flexibility to suit a variety of lifestyles.

The family bathroom is presented as a modern three piece suite, complete with a fully tiled bathtub and splashback tiling at the sink. Chrome accents and a chrome fitted towel rail add to the clean, contemporary finish.

The sale also includes blinds and light fittings, ensuring the property is ready to move into.

Location wise, Douglas Road offers excellent convenience. St Paul's RC Primary School and East Calder Primary are both within walking distance, with secondary schooling at James Young High School or Balerno High School. Everyday essentials are just a short stroll away with Tesco Express, cafés such as The Bay Tree and Madras Bristow, and East Calder Medical Practice all close by. For those who enjoy the outdoors, scenic walking trails are minutes from the doorstep, perfect for dog walkers and nature lovers. Commuters will benefit from excellent travel links, with easy access to Edinburgh, Glasgow, and the wider central belt.

Douglas Road presents a fantastic opportunity to secure a stylish, move in ready home in the heart of East Calder.

Council Tax band: C

Tenure: Freehold

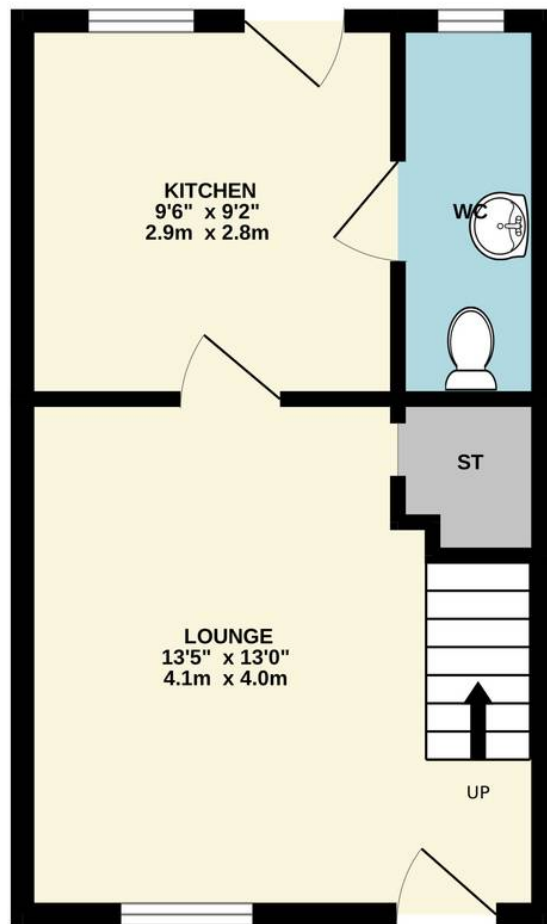
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

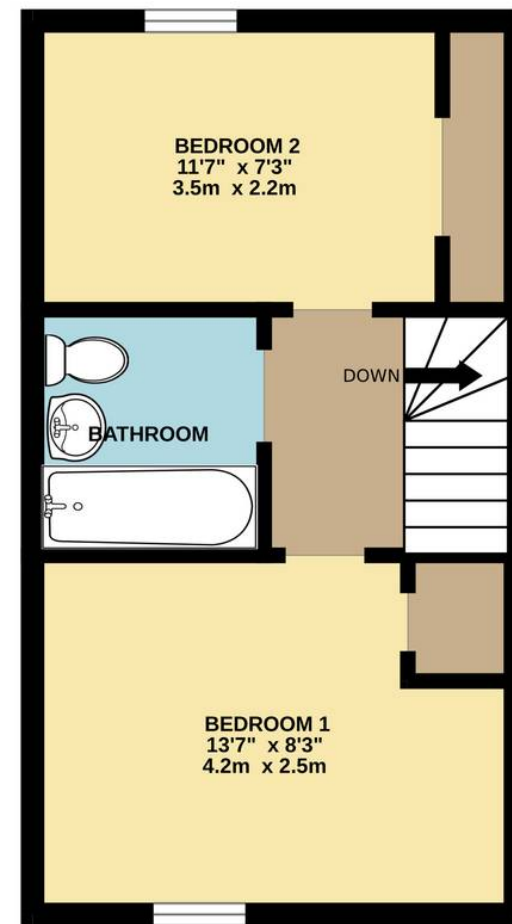




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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