



31 Blair Road, East Calder

Fixed Price £380,000

31 Blair Road

East Calder

Welcome to Blair Road, a beautifully presented four bedroom detached home located in the highly sought after Calderwood development in East Calder. Built in 2022 by Taylor Wimpey, this Geddes house type offers modern design, generous living space, and a south-facing garden making it a perfect choice for families seeking a move in ready home in a fantastic location.

Upon entering, you are welcomed into a bright hallway with a handy storage cupboard beneath the stairs. To the right, the lounge offers a comfortable and inviting retreat, complete with a large front-facing window that floods the room with natural light. This versatile space can accommodate two sofas, a media wall, and additional furnishings, finished with neutral décor and stylish laminate flooring.

The heart of the home is the open-plan kitchen and dining area, which spans the full width of the property. With space for a large dining table seating up to eight, this area is perfect for both everyday family life and entertaining. The sleek, modern kitchen features white gloss cabinetry, generous worktop space, and a full suite of integrated appliances including a fridge-freezer, oven, grill, four-point gas hob, and dishwasher. A utility cupboard provides space for additional white goods, keeping the kitchen clutter-free. Patio doors lead directly out to the south-facing garden, creating a seamless flow between indoor and outdoor living. A downstairs WC, finished to a high standard with splashback tiling and neutral tones, completes the ground floor.

- South Facing Sun Trap Garden
- Garage & Two Car Driveway
- Walking Distance to Calderwood Primary
- Modern Open Plan Kitchen & Dining Area
- Four Spacious Double Bedrooms
- Close to A71 & M8 for travel links to Edinburgh and Glasgow



Upstairs, the landing introduces four double bedrooms. The principal bedroom is a fantastic size, easily accommodating a king-size bed along with space for wardrobes and additional furniture. It also benefits from its own en-suite shower room, finished with neutral décor and splashback tiling. Bedrooms two and three are both generously proportioned and can comfortably host double beds with space for bedside cabinets and wardrobes. These two rooms also share a unique Jack-and Jill en-suite with a modern three-piece suite and standing shower. Bedroom four offers further flexibility, comfortably fitting a double bed, or functioning as a child's bedroom, office, or guest room. The family bathroom is a stylish three piece suite with a bathtub, tiled around the bath, and finished in a clean, neutral style. Externally, the property benefits from a private south facing garden, fully turfed and laid with stone slabs for low maintenance. This suntrap offers a fantastic space for relaxing, entertaining, or hosting summer barbecues. To the front, there is a two car driveway, a garage, and visitor parking, ensuring plenty of space for residents and guests.

Calderwood is a vibrant, family-friendly community offering an excellent balance of amenities and green space. Calderwood Primary School and Calderwood East Play Park are both within walking distance, while Almondell & Calderwood Country Park is just moments away, perfect for nature walks, family days out, and dog owners. East Calder High Street is nearby, providing everyday essentials including Scotmid, Tesco Express, cafés, and the local medical practice. The property is also ideally placed for commuters, with easy access to the A71 and M8 for travel to Edinburgh and Glasgow, as well as Livingston town centre just a short drive away, offering The Centre shopping complex, supermarkets, dining, and leisure facilities.

Council Tax band: F

Tenure: Freehold





REAR GARDEN

DRIVEWAY

2 Parking Spaces

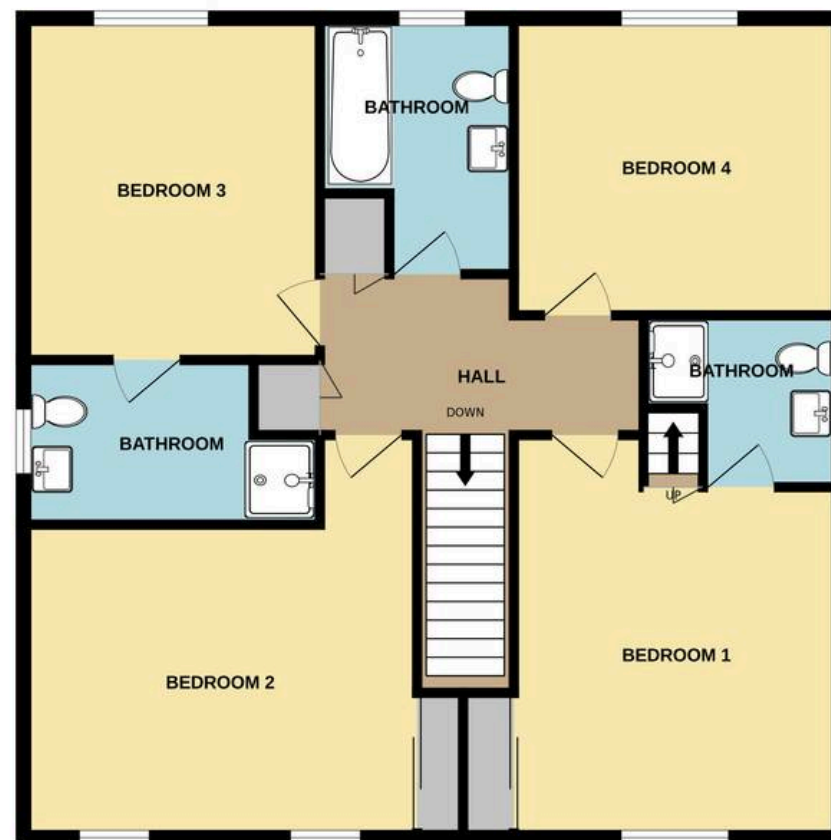




GROUND FLOOR



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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

