



5 New Calder Mill Road, Livingston

Livingston

Offers Over **£375,000**



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Welcome to New Calder Mill, Livingston, a modern and highly desirable development that perfectly blends contemporary design with luxury living. This stunning four-bedroom detached home has been finished to the highest of standards throughout, offering exceptional space, elegant finishes and a layout designed for modern family life. From the moment you step inside, the sense of space and light is immediately apparent.

You are welcomed by an incredibly spacious hallway that sets the tone for the rest of the home. Neutral and stylish, it creates an inviting first impression and offers a true sense of openness. The lounge is the showstopper of this property. With three large front-facing windows flooding the room with natural light, the space feels bright and airy. Its generous layout can comfortably accommodate multiple large sofas and freestanding furniture, while still maintaining a relaxed, homely atmosphere. It strikes the perfect balance between a statement living area and a cosy family retreat.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



At the heart of this home is the impressive open-plan kitchen and dining area. Designed for both style and functionality, the kitchen is a chef's dream, complete with a range of integrated appliances including an oven, hob, dishwasher, fridge and freezer. There is an abundance of worktop space, excellent storage, and a seamless flow into the dining area, which can comfortably seat 8–10 people. This space works beautifully as a live-in kitchen, ideal for family life or entertaining guests. The neutral décor makes it easy to personalise, while large windows provide a lovely outlook to the rear garden. Completing the downstairs layout is a spacious and well-finished WC. It features a large mirror, partial tiling and excellent storage, practical, neutral and ready for the new owner's personal touch. The large integral garage provides further flexibility, with internal access from the main home and generous storage, the area currently features a utility space, as well as potential for conversion into a home gym, or workshop space.

Upstairs, the sense of space continues. The bright, airy landing leads to four beautifully proportioned bedrooms, all finished in fresh, neutral tones. The main bedroom is a superb size, comfortably accommodating a super king bed with ample room for freestanding furniture. It also benefits from large fitted wardrobes and a stylish en-suite complete with walk-in shower and sleek, modern finishes. Bedrooms two and three both feature fitted wardrobes, offering excellent storage, while the fourth bedroom big enough to fit a double bed provides versatility as a home office, nursery or guest room.

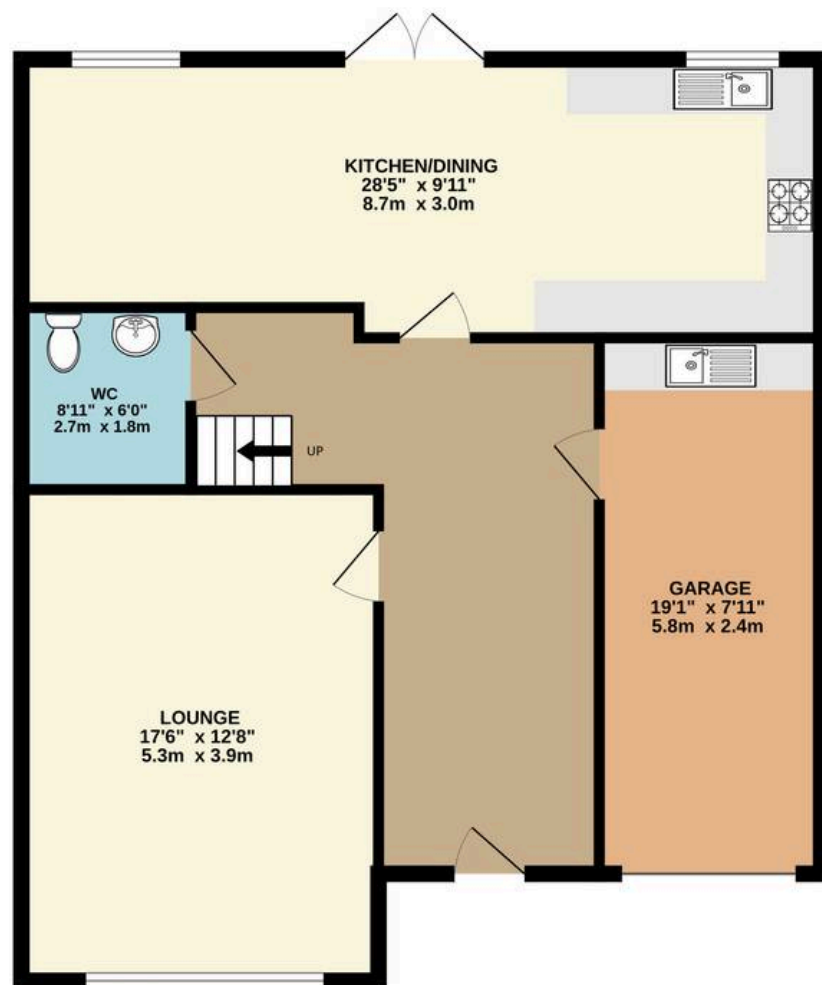
The family bathroom completes the upper level and continues the home's sense of luxury and space. Partly tiled and tastefully designed, it features a large bath with overhead shower, creating a relaxing and low-maintenance retreat.

Outside, the home continues to impress. The south-facing rear garden is incredibly private, surrounded by mature hedging for seclusion and designed for easy maintenance. It features a combination of patio, stone and planted areas, with cherry blossoms and pear trees currently growing, adding charm and colour throughout the seasons.

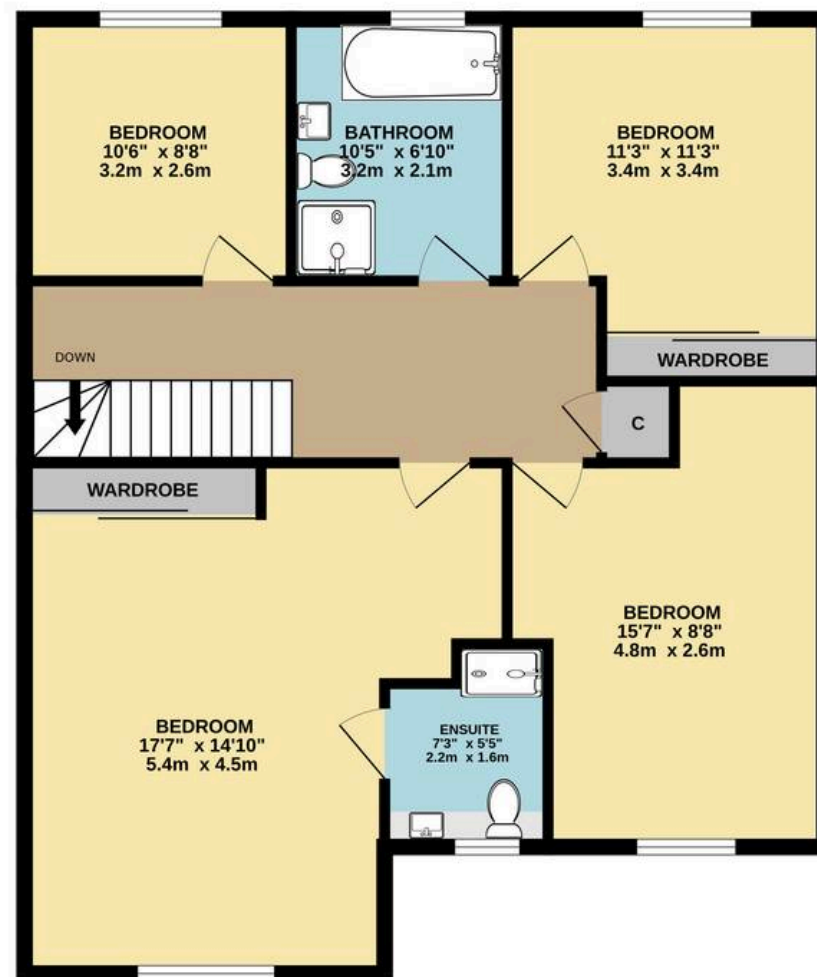




GROUND FLOOR



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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