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## 108 Clifton Road

Nr East Calder, Livingston, EH53 0PN



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## Property Summary

Introducing a beautiful four-bedroom house that forms part of an exclusive steading development which is surrounded by open countryside, offering a picturesque semi-rural setting by the village of East Calder. The southwest-facing property enjoys lots of space and excellent storage, as well as attractive interior design finished to high standards. It features two reception areas, three washrooms, and two allocated parking spaces, each with an individual electric charging point, plus a communal, secure bike shed. It also provides a wealth of outdoor opportunities, thanks to a private garden and large communal gardens offering a children's play area with swings, a slide and a trampoline, in addition to the countryside on the doorstep. It is a wonderful home for families.

Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



## Features

- An exceptional house with modern interiors
- Part of a steading development by East Calder
- Welcoming hall with storage and a WC
- Expansive, light-filled living room
- Open-plan dining room with garden access
- Shaker-inspired breakfasting kitchen
- Separate utility room for discreet laundry
- Upper hall with airing cupboard and attic access
- Three double bedrooms (two with wardrobes)
- Versatile fourth bedroom/study with storage
- Quality 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Well-kept private and communal gardens
- Large private residents' carpark and secure bike shed
- Gas central heating and double glazing
- EPC Rating - B





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*"A beautiful four-bedroom house that forms part of an exclusive steading development"*



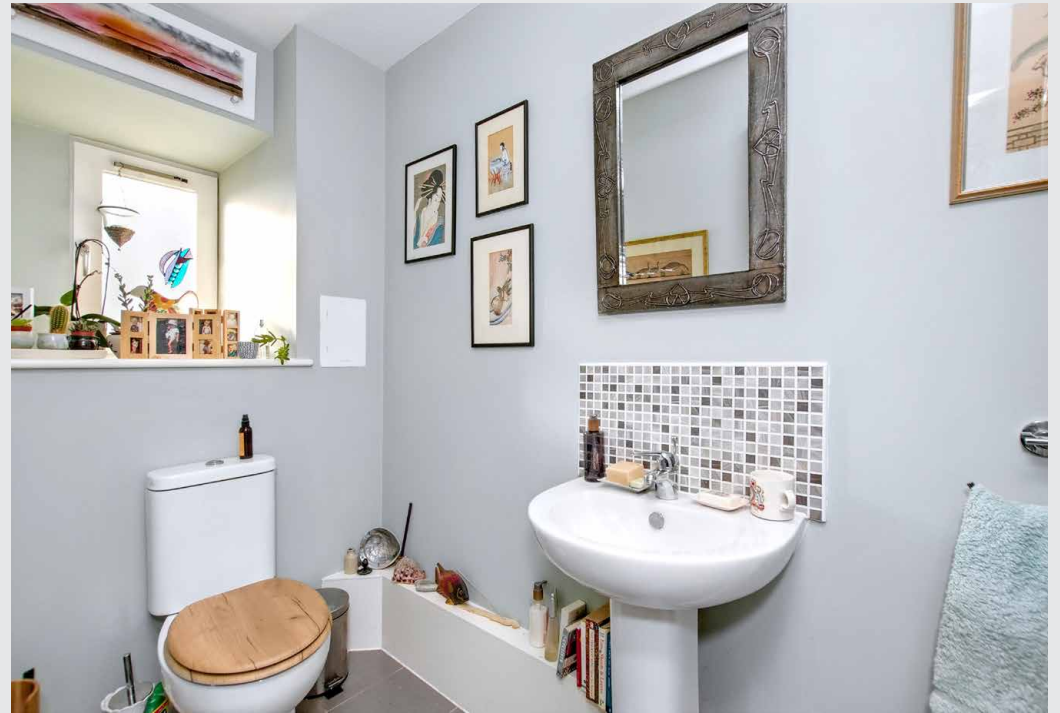








*"Attractive interior design finished to high standards"*



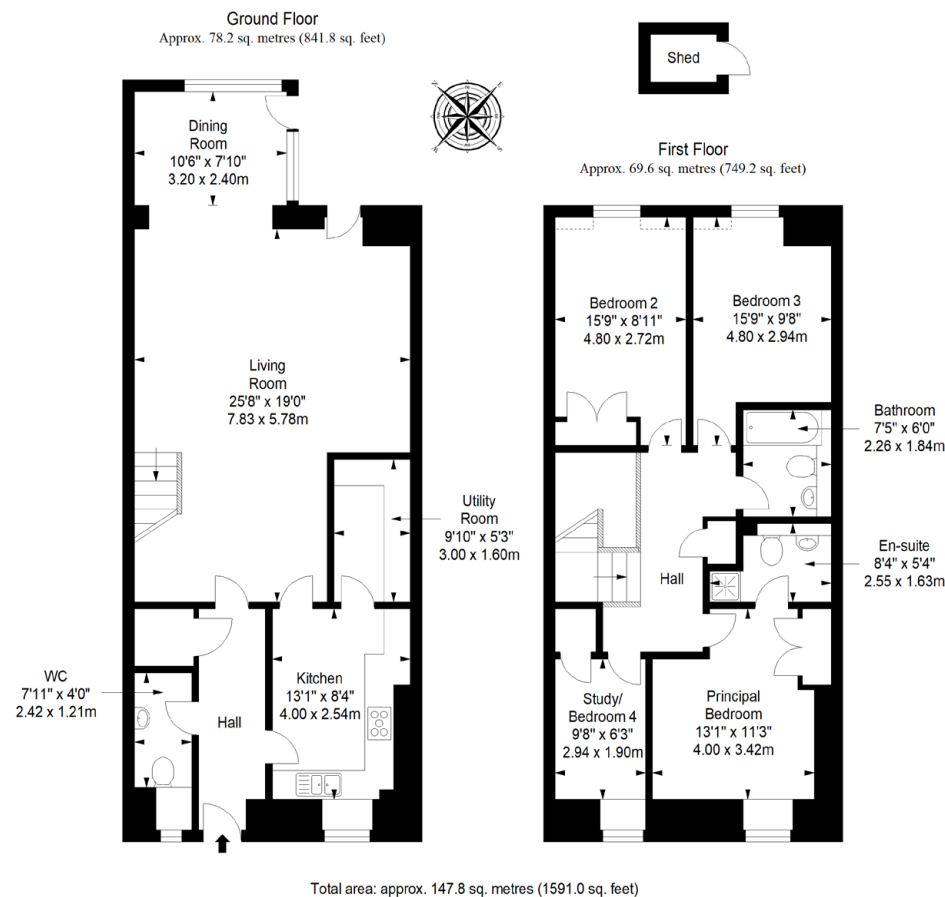








# Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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