



Solicitors & Estate Agents










Offers Over

£495,000

51 Bruce Way

Calderwood | East Calder | EH53 OTU

Quietly situated in the modern development of Calderwood in East Calder, is this stunning and immaculately presented, five bed detached family home. Conveniently located close to local amenities, transport links, schooling and idyllic green spaces, this property is sure to have a wide appeal and viewing is highly recommended.

-  5 bedrooms
-  3 public rooms
-  3 bathrooms plus WC
-  Private front & rear gardens
-  Double garage & driveway
-  EPC rating – B
-  Council tax band - G



Description

In true move in condition, the accommodation is well proportioned and laid out over two levels. You enter into a welcoming hallway with a handy downstairs WC. To your left is the bright and airy lounge with full length windows flooding the room with natural light. One of the highlights of this home is the spacious dining kitchen which is sleek and modern with a range of wall and base units with Quartz worktops and splashbacks, offering a fantastic space for cooking and socialising. This in turn leads into the delightful garden room which has both south and west aspects and provides the perfect place to relax. There is a useful utility room with further storage, space for a washing machine, and doors to the garage and garden, and a large cupboard off the dining area which has plumbing for a shower.

Moving upstairs the light and airy accommodation continues with a naturally lit landing with a storage cupboard. The principal bedroom has full length windows with a Juliette balcony, a walk in wardrobe and a stylish fully tiled en-suite shower room with overhead rainfall shower. There are four further double bedrooms, three of which have built in wardrobes, and bedroom two also benefits from an en-suite shower room. Completing the accommodation on this level is the fully tiled family bathroom with shower over bath.

The property further benefits from gas central heating, double glazing and solar panels.



Extras

All fixtures and fittings plus the induction hob, double oven/microwave, full length fridge, freezer, dishwasher and wine fridge are all to be included in the sale.

Gardens & Garage

A neat front garden and path welcome you to the property and there is a fully enclosed garden to the rear which is laid to lawn with a patio area, offering an ideal setting for outdoor dining in the warmer months and a safe space for children and pets to play. There is an integral double garage with power and light, a large driveway provides off street parking and on street parking is also available.

Factoring

There is an annual cost of approximately £370.00 which covers the cutting of the front and side gardens and upkeep of common areas around the development. This is managed by Calderwood Community Services Ltd and can be paid monthly.

Viewing

By appointment through Neilsons (0131 625 2222).





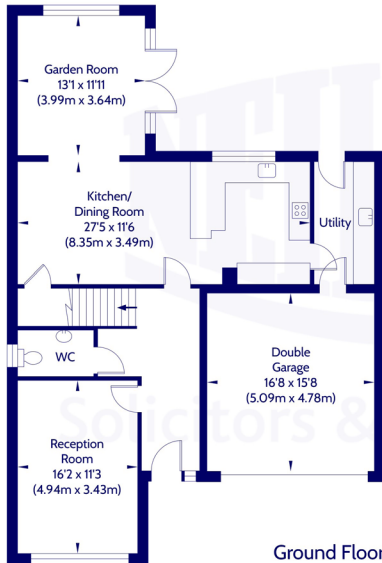
Location

Bruce Way forms part of the enviable modern Calderwood estate. It is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links via bus services, nearby railway station and the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is closeby and offers a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including a multi-screen cinema together with many popular high street shops, restaurants and leisure facilities. Within the Calderwood estate itself is a popular café and play park together with a reputable nursery and primary school with secondary schooling available in Livingstone and West Calder.

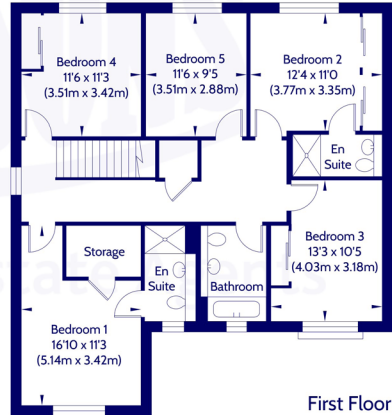




Approx. Gross Internal Floor Area 187.62 Sq M / 2019 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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