



Solicitors & Estate Agents



Fixed Price

£425,000

1 Adair Lane

East Calder | West Lothian | EH53 0PY

Neilsons are delighted to present to market this fantastic detached villa which occupies a prime corner plot within the highly sought after Calderwood development in East Calder. Located close to local amenities, transport links, schooling and green spaces, the property offers well proportioned accommodation with private gardens and a double garage, making this a superb family home.

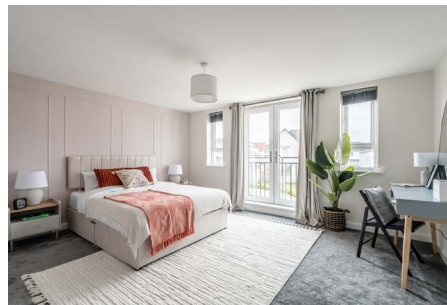
-  4 bedrooms
-  3 public rooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Double garage & driveway
-  EPC rating – B
-  Council tax band - G



Description

You enter a welcoming entrance hall with a handy WC, and to your left is a bright and airy lounge with twin windows allowing plenty of natural light to flood the room. Moving to the rear of the property is the impressive dining kitchen which has an ample range of wall and base units with co-ordinated worktops and French doors to the rear garden, making this the perfect place for cooking and entertaining friends and family. Off the kitchen is a useful utility room with storage and doors to the side and garage. Completing the accommodation on this level is a dining room which has French doors to the garden and would also make an ideal playroom or home office/study.

Moving upstairs you will find a landing with storage, and a particularly generous principal bedroom with French doors to a Juliet balcony, two built in wardrobes, and a stylish en-suite bathroom with a bath and separate shower cubicle. There are three further double bedrooms, and a bathroom with a white suite, heated towel rail, double ended bath, and separate shower cubicle. There is a partially floored attic and the property further benefits from gas central heating, double glazing and solar panels.



Extras

Included in the sale will be the 5 ring gas hob and electric oven, and integrated fridge/freezer and dishwasher.

Gardens and Parking

A neat front garden with lawn welcomes you to the property and to the rear is a good size, fully enclosed garden laid to lawn with a patio area offering an ideal place for dining in the warmer months and a safe space for children and pets to play. There is a double garage with up and over door, power, light, and EV charger, a double driveway provides off street parking, and on street parking is also available.

Factoring

The common grounds are maintained by Calderwood Services at a cost of £340 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





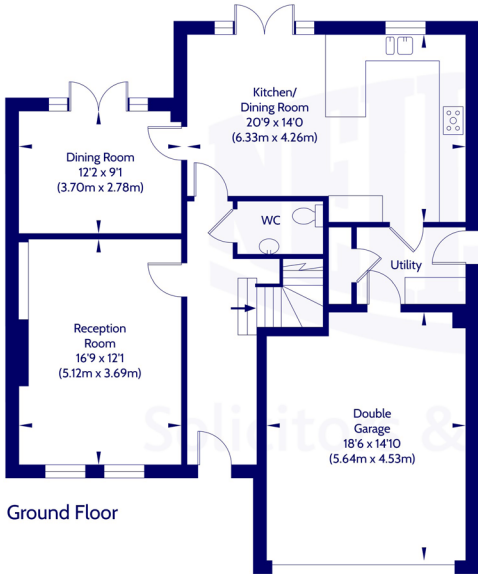
Location

Situated within the vibrant and thoughtfully planned community of Calderwood in East Calder, this property enjoys a peaceful yet well-connected setting ideal for modern family living. Within the Calderwood estate is a popular café and play park together with a reputable nursery and primary school with secondary schooling available in neighbouring districts. East Calder itself is a well-established village with a range of local amenities including a Co-op, café, post office and pharmacy. Nearby Livingston offers extensive retail and leisure options, including The Centre and Livingston Designer Outlet, as well as major supermarkets and restaurants. Calderwood benefits from excellent transport links, with quick access to the A71 and M8/M9 motorway networks, making it ideal for commuters to Edinburgh, Glasgow, and beyond. Uphall and Kirknewton train stations are a short drive away, offering regular rail services to the capital and surrounding areas. Edinburgh Airport is also within easy reach. Surrounded by countryside, and with nearby access to Almondell & Calderwood Country Park, this is a perfect location for those seeking a balance of convenience and a more relaxed, semi-rural lifestyle.

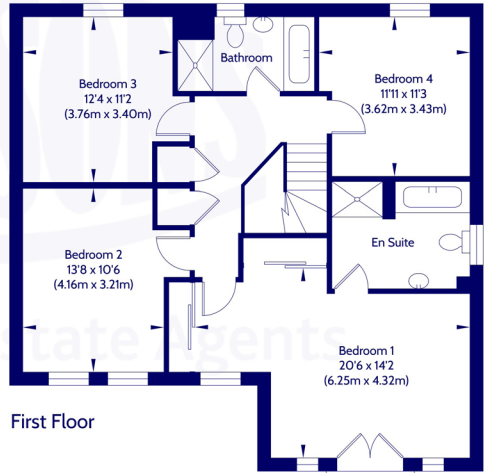




Approx. Gross Internal Floor Area 168.26 Sq M / 1811 Sq Ft.



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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