





Welcome

Welcome to Blair Road, this charming and well presented three bedroom detached villa offers bright and spacious accommodation arranged over two floors. The property further benefits from a single garage along with a driveway and gardens to the front and to the rear. Blair Road forms part of a factored, popular, modern development which is quietly positioned in the sought-after Calderwood area of the West Lothian village of East Calder, close to many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Living room with direct access to the garden
- Breakfasting kitchen, equipped with wall and base units along with white goods
- Downstairs cloaks comprising WC and wash hand basin
- Three bedrooms, master en-suite
- Family bathroom comprising WC, wash hand basin and bath
- Attic storage
- Gas central heating
- Double glazing
- Single garage and driveway
- Enclosed rear garden





Livingston

Blair Road 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 and Calderwood Country Park is close by 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 Livingston and West Calder.

Agents notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Calderwood Services with an approximate annual fee of £250. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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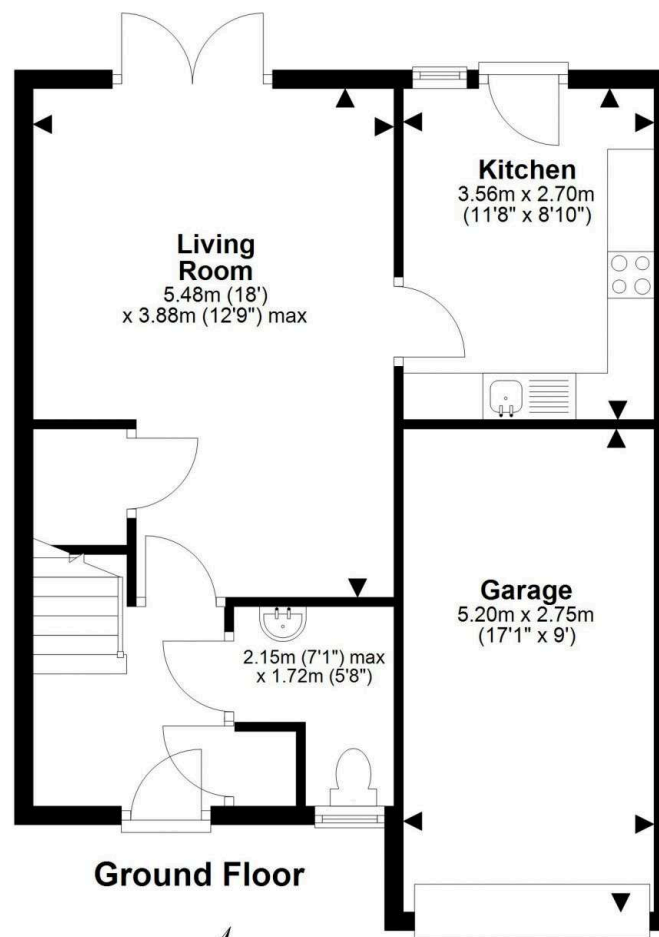
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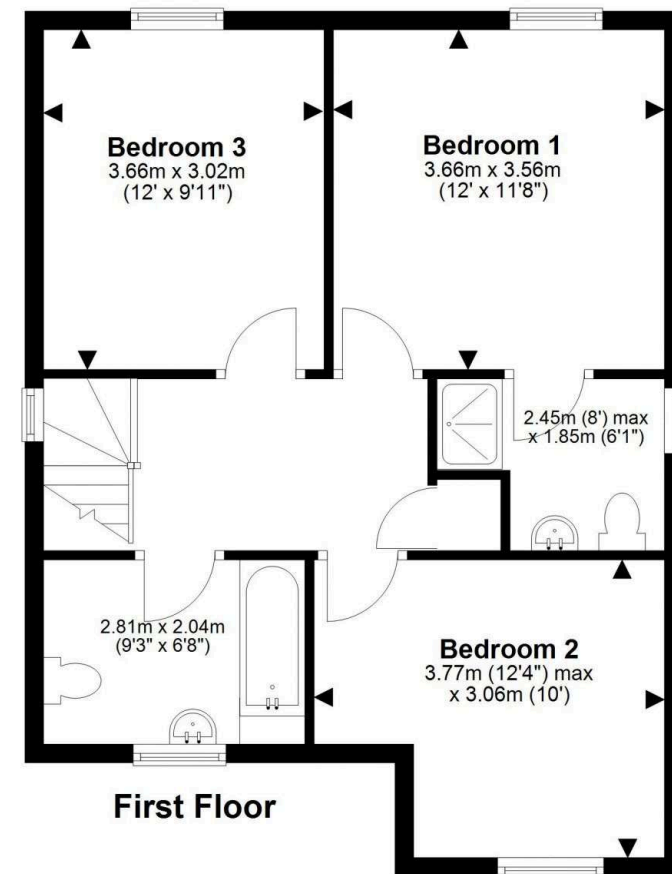


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.