







**12 Ben Avon Drive, East Calder, Livingston, EH53 0WE.**

**A Stunning, New Build, 5 Bed Detached Family Home.**

This fantastic, new build, house in the Mansefield Lea development is in a quiet cul-de-sac. Tastefully finished, this spacious property in Ben Avon Drive, will make a fantastic home. This five bedroom house is ideal for many needs, especially for families requiring bedroom and office space. Sharon Campbell and RE/MAX property are delighted to bring this 5 bedroomed property at Ben Avon Drive, East Calder to the market.

The home report can be downloaded from the RE/MAX website.

Freehold property.

Council tax band G.

Council Tax band: G

Tenure: Freehold

East Calder retains its unique village atmosphere, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Enjoy the convenience of having green space right at your doorstep. There are a few local shops, and The Centre and Livingston Designer Outlet are only a couple of miles away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema, fitness centres and further sports facilities available locally. Commuter links are good from this area, via the local Kirknewton train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters.



### Front Garden

The welcoming approach has a large grassed area, a mono block finished multi vehicle driveway leads to the garage, and a paved path leads to the front door. Access to the rear garden can be found to the side.

### Entrance Vestibule

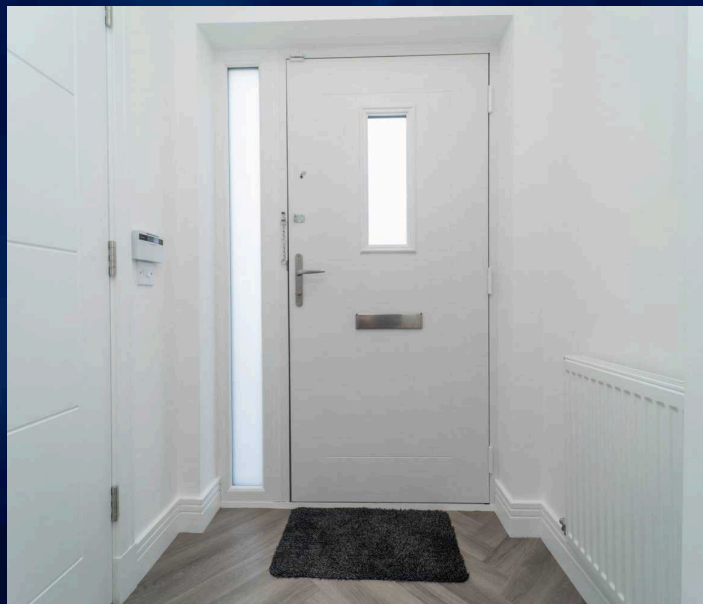
Entry to this inviting vestibule is through a part glazed composite door which, alongside the adjacent window, allows natural light to enter. The décor begins with white painted walls and wood laminate flooring. There is a built in cupboard providing storage space. A ceiling light, power points and radiator are included.

### Hallway

Continued laminate flooring and painted walls keep the modern decor flowing. There is a large built in cupboard for storage. Two ceiling lights, a radiator, a smoke detector and power points complete the space.

### Lounge

5.066m x 3.624m (16'07" x 11'10") This superb room has been painted with neutral tones to the walls with the continuation of the laminate flooring. A large window to the front allows lots of natural light into the room, being further enhanced by two ceiling lights. A radiator, a smoke detector and power points are also provided.





### Open Plan Kitchen Diner/Family Room

3.551m x 7.328m (11'07" x 24'00") This spacious, open-plan room offers a modern design, featuring wall and floor units finished in a white gloss fronts, complemented by coordinating grey work surfaces and up stands. The room is tastefully decorated with white painted walls and laminate flooring. The kitchen is equipped with a range of built-in appliances, including an eye-level oven and grill, an induction hob, a built-in fridge-freezer, built in dishwasher and a built in extractor hood, all included in the sale. The sink comprises a stylish one-and-a-half black sink with drainer and mixer tap. Natural light floods in through the rear window and the bi-folding patio doors, leading out to the garden and rear of the property. There is room for a second lounge and dining area. Also included are downlights, a ceiling light, under counter lights, a radiator, a heat detector, and extractor fan, and power points.

### Utility Room

3.520m x 1.711m (11'06" x 5'07") The utility room offers a practical space, featuring white painted walls and laminate flooring. It includes ample storage with floor units and complemented by a sleek grey work surface and up stand. There is a door to the garage from this room. The room is equipped with space for an under counter washing machine and a tumble dryer. There is a window to the side and a part-glazed composite door provides convenient access to the rear garden. The utility area is completed with a black sink and drainer, mixer tap, a radiator, an extractor fan, a ceiling light, and multiple power points, ensuring the room is both functional and well-equipped.





### Living Level Toilet

1.436m x 2.105m (4'08" x 6'10") This modern room features white painted walls, half height tiled splashback, and complemented by wood-effect laminate flooring. The suite includes a wall hung sink and a back to wall toilet. There is a window to the side, allow natural light into the room. A radiator and an extractor fan, complete this well-appointed room.

### Stairs and Landing

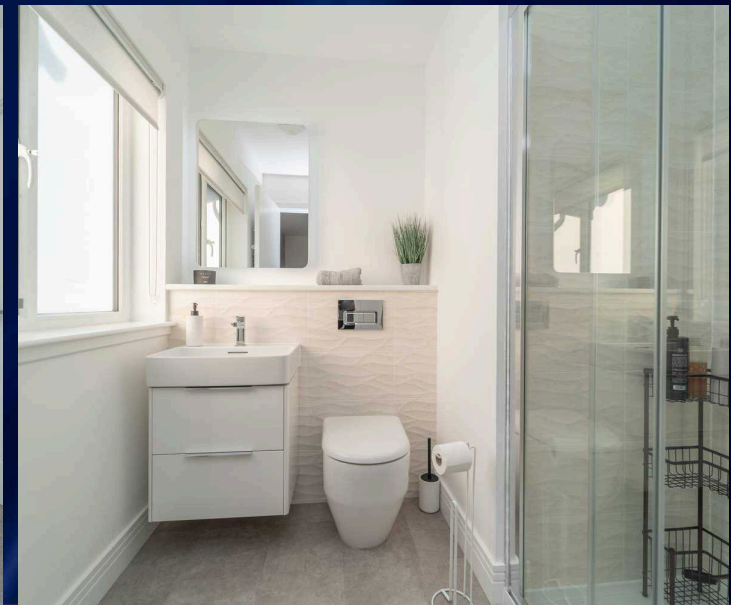
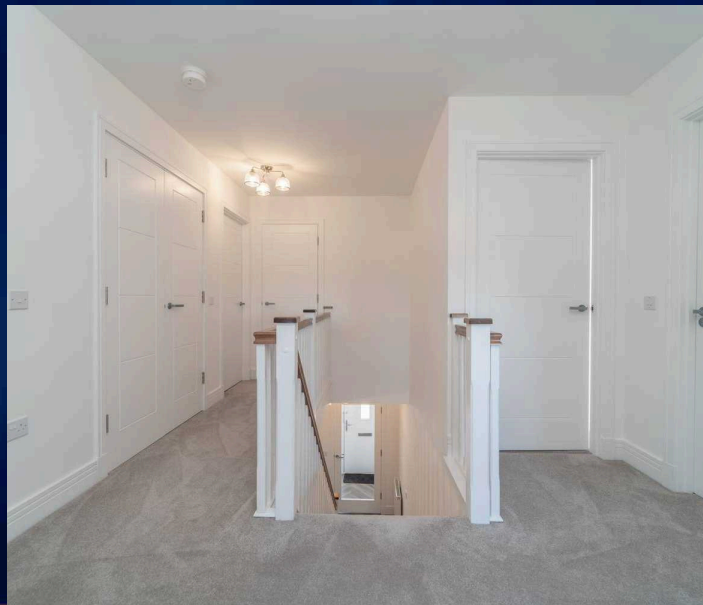
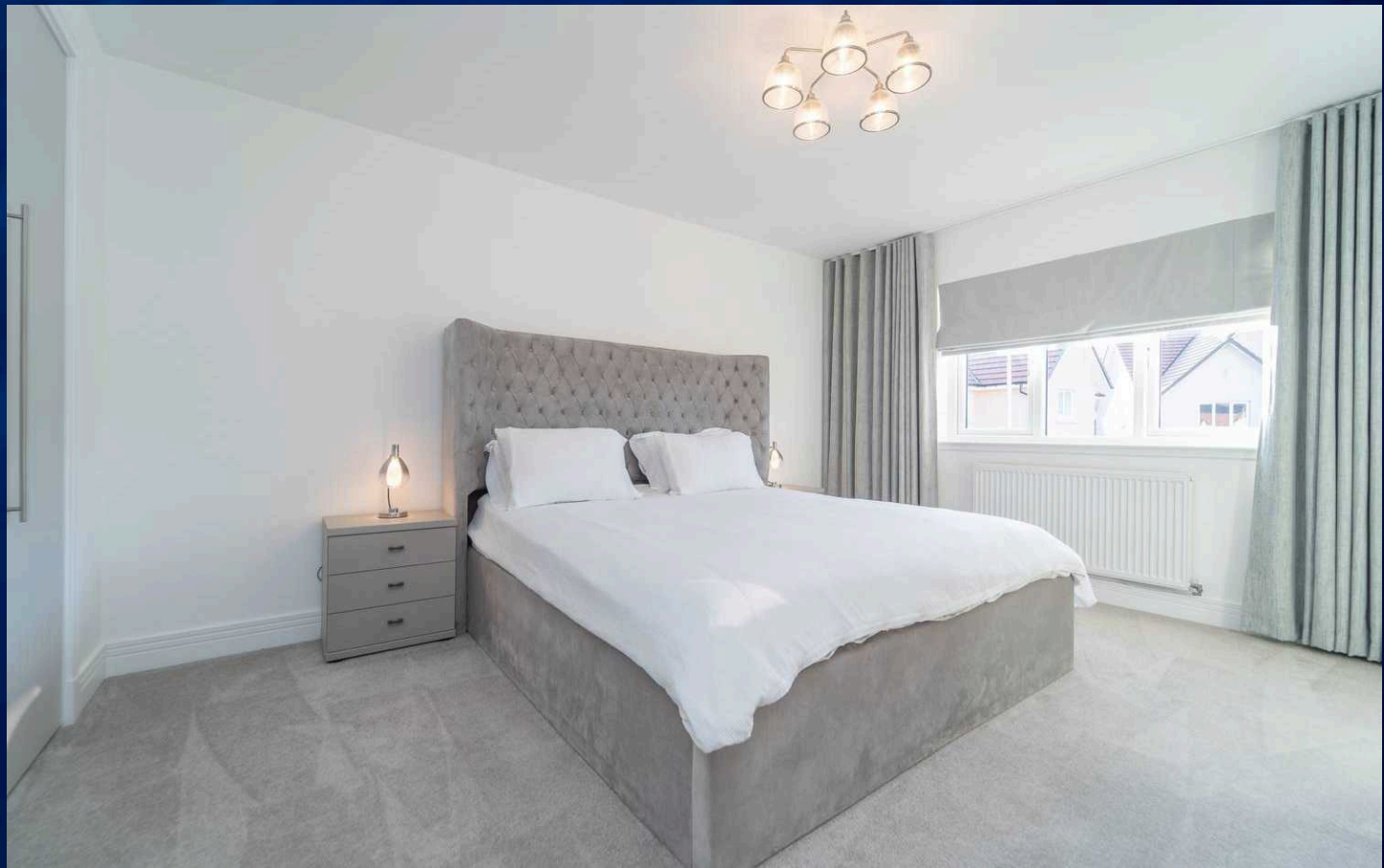
The décor seamlessly extends up the staircase, where carpeted stairs and landing pair with neutral tones on the walls. Two spacious cupboards offer ample storage space. The area is well-lit by two ceiling lights and is equipped with a smoke detector, an attic hatch and conveniently placed power points.

### Primary Bedroom

4.385m x 3.617m (14'04" x 11'10") This delightful room features white neutral painted walls and cosy carpeted flooring. It boasts an integrated wardrobes, offering generous hanging and shelving space. The room is bathed in natural light from windows looking out to the front of the property, further enhanced by ceiling light. The space also provides a radiator and power points.

### En-Suite Shower

2.161m x 2.128m (7'01" x 6'11") This shower room is stylishly decorated with white painted walls, cream-tiles behind the toilet and sink, complemented by grey Amtico flooring. The suite includes a cream-tiled shower unit with a mains powered waterfall shower and a hand held shower, a back to wall toilet, and a wall hung white gloss vanity sink. Downlights and a window to the front provide ample lighting, while a radiator and an extractor fan ensure the room remains comfortable and well-ventilated.



### Bedroom Two

4.003m x 3.346m (13'01" x 10'11") This charming room features white painted walls and cosy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A large window to the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and conveniently placed power points, ensuring both comfort and functionality.

### En-Suite Shower

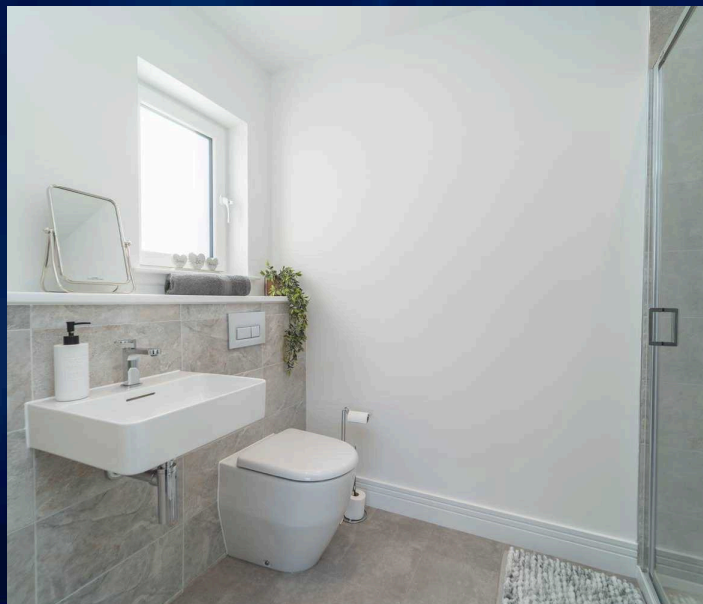
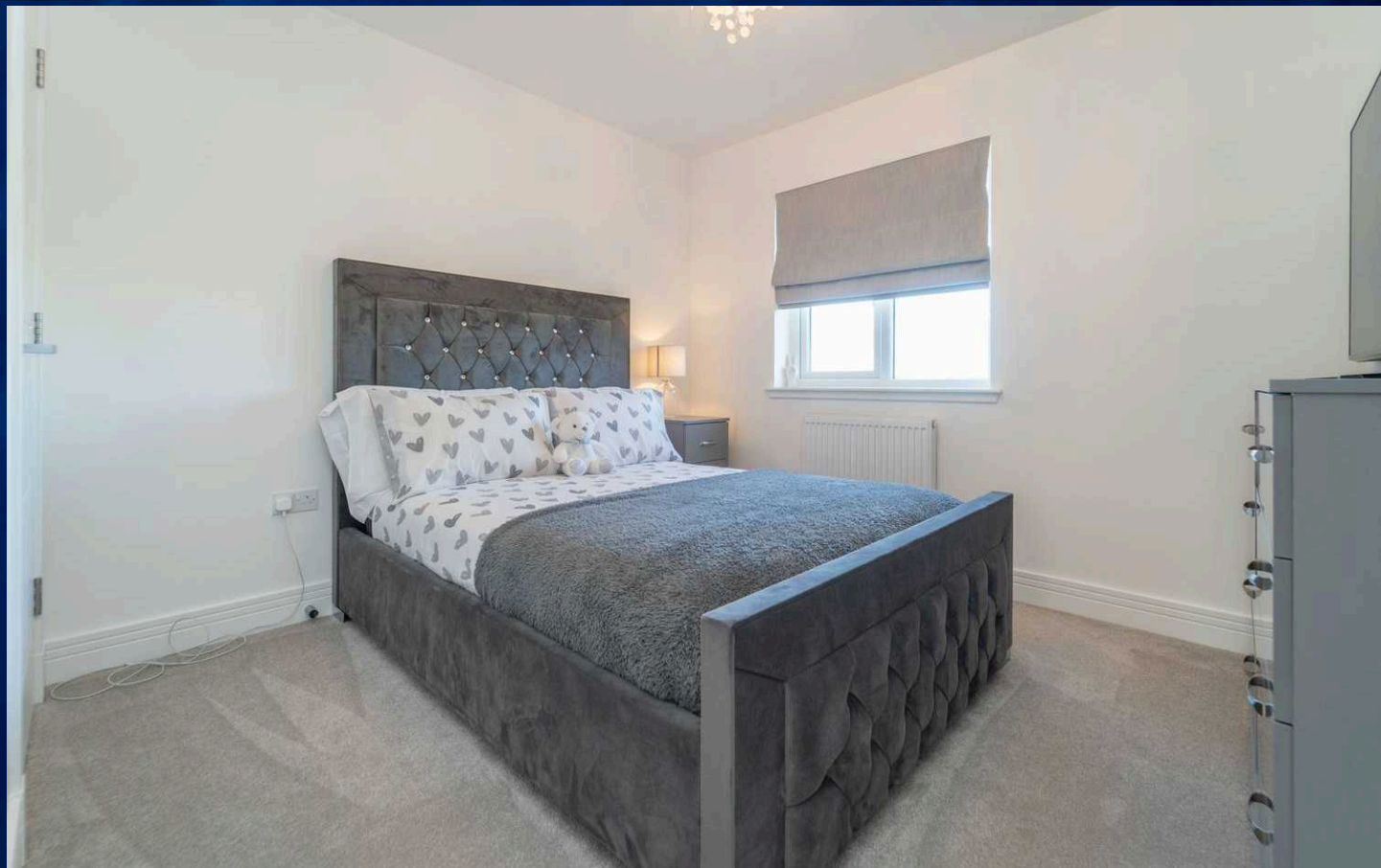
1.649m x 2.704m (5'04" x 8'10") This shower room is tastefully decorated with mainly white painted walls and part cream tiled walls, complemented by grey Amtico flooring. The suite includes a modern shower unit with a mains-powered shower, elegantly finished with tiled walls, a back to wall toilet and wall hung sink. A window to the side of the building allows natural light in to brighten the space, further enhanced by downlights. The room is also equipped with a radiator, a shaver socket and an extractor fan.

### Bedroom Three

3.034m x 3.196m (9'11" x 10'05") This lovely room has been finished with neutral walls and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. There is built in wardrobes, providing storage space. Power points and a radiator are also provided.

### Bedroom Four

2.873m x 3.149m (9'05" x 10'04") This great bedroom has been finished with white painted walls and carpet to the floor. A window to the rear of the property allows in natural light. There is a built in wardrobe providing hanging and shelving space. Power points, a ceiling light and a radiator are included.





### **Bedroom Five/ Office**

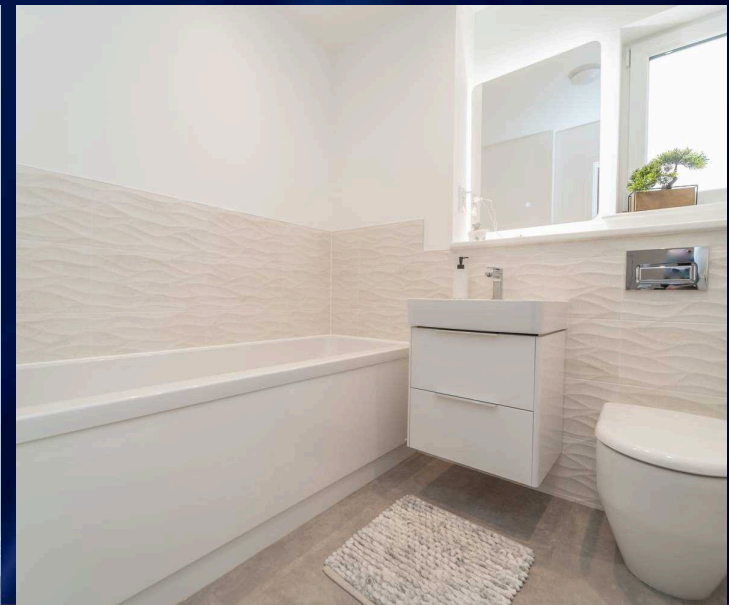
2.880m x 2.440m (9'05" x 8'00") This adaptable space offers the flexibility to serve as a home office or a charming fifth bedroom. Located at the rear of the property, it is tastefully finished with crisp white walls and a soft carpeted floor. A large window welcomes an abundance of natural light, further complemented by a ceiling light for a bright and inviting ambiance. The room is equipped with a radiator for comfort and ample power points, ensuring both style and practicality.

### **Family Bathroom**

3.868m x 4.365m (6'02" x 14'03") This modern room features a blend of cream-tiled and painted walls, complemented by grey Amtico flooring. A window to the side of the property floods the space with natural light, enhanced by sleek downlights. The suite includes a mains powered waterfall shower, with additional hand held shower, in an enclosed cubicle, a bathtub, a wall hung white gloss vanity sink, and a back to wall toilet. A chrome towel radiator and extractor fan, finish this room.

### **Garage**

5.479m x 3.089m (17'11" x 10'01") The garage is equipped with an up-and-over door at the front for easy access, as well as an internal door connecting to the utility room. It features multiple power points and ceiling lighting, ensuring practicality and convenience for a variety of uses.





### Rear Garden

The enchanting, private garden provides an exceptional outdoor retreat, thoughtfully designed for relaxation and entertaining. A spacious raised wooden deck and a neatly paved area complement the lush lawn, creating a harmonious blend of functionality and natural beauty. Fully enclosed by fencing, the garden offers both security and seclusion, with a convenient gate providing access to the driveway. Beyond its boundaries, picturesque fields enhance the sense of tranquillity and privacy, offering a serene backdrop for this idyllic space.

### Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

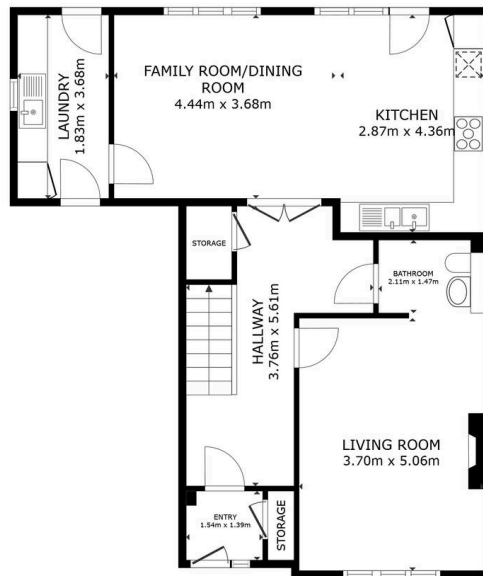
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Lorna MacDonald on 07778 547461 TODAY.

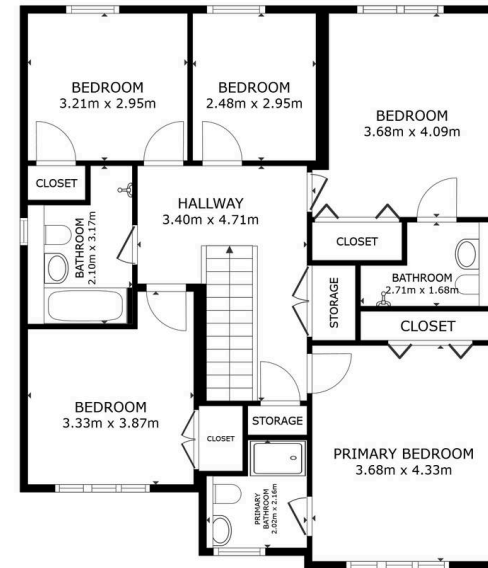






FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 78.4 m<sup>2</sup> FLOOR 2 96.9 m<sup>2</sup>  
TOTAL: 175.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

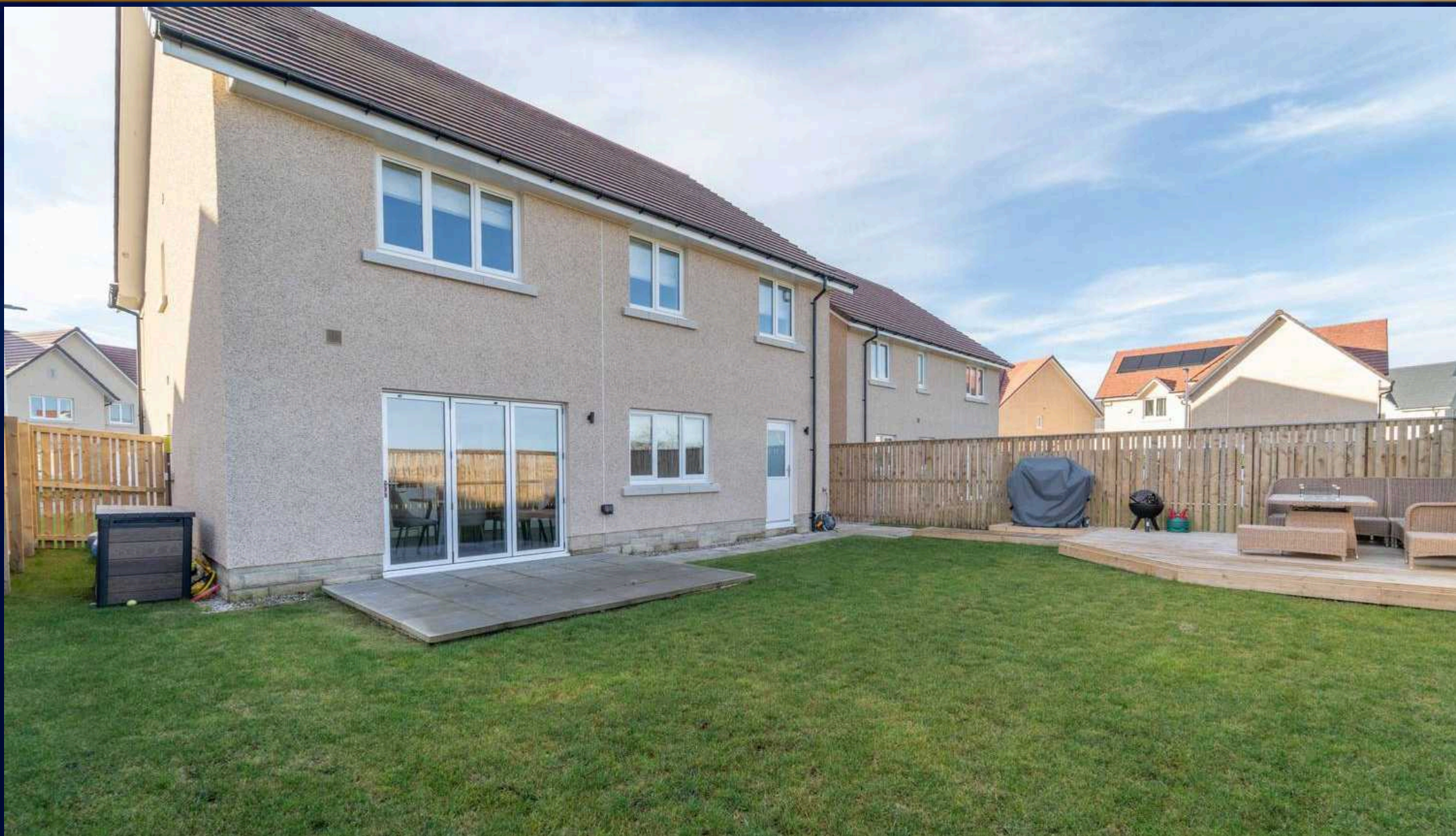


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 78.4 m<sup>2</sup> FLOOR 2 96.9 m<sup>2</sup>  
TOTAL: 175.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**RE/MAX Property**

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.