





Presented in true walk-in condition, this modern property offers a stylish and comfortable living space, perfect for families or anyone seeking both generous bedroom accommodation and dedicated office space. Lorna MacDonald and RE/MAX Property are delighted to present this beautifully maintained, three bedroom semi-detached home in Firbank Grove.

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Front Garden

The welcoming approach is finished with grass, edged with decorative stones, mature trees and bushes, with a paved pathway leading gracefully to the front door. A mono block finished driveway runs the length of the house, providing ample parking space for multiple vehicles and combining functionality with style.

Entrance Vestibule

The inviting vestibule is entered through a partially glazed composite door. The modern design features grey painted walls, a brick effect feature wall, complemented by sleek laminate flooring, for a polished look. A front facing window allows natural light into the space, complimented by a ceiling light. A built in cupboard provides ample storage space. Finishing touches include a smoke detector and a radiator, creating a stylish and practical entryway.

Lounge

10' 10" x 14' 8" (3.30m x 4.47m)

This inviting room boasts grey painted walls and laminate flooring, enhancing the contemporary feel. A large front facing window fills the space with natural light with a ceiling light adding extra brightness, ensuring a well-lit environment at any time of day. A spacious built in cupboard provides ample storage. Power points and a radiator, complete the room.

Kitchen Diner

11' 1" x 12' 11" (3.38m x 3.94m)

This thoughtfully designed space combines style and functionality, featuring numerous wall and floor-mounted units with wood effect frontages, perfectly paired with grey speckle work surfaces. White painted walls, white tile splashback and tile flooring, create a cohesive and contemporary atmosphere. The kitchen comes equipped with an under counter oven, a four ring gas hob, and a stainless steel built in extractor hood, providing exceptional convenience. There is also space for an under counter dishwasher, a washing machine, and tall fridge freezer. The sink area features a stainless steel sink with drainer and a mixer tap. Natural light pours in through the rear glazed door and window, enhancing the space further with two ceiling lights. There is ample room for a dedicated dining space, ideal for entertaining or family meals. Additional features include power points, a radiator, and a heat detector, ensuring comfort, safety, and practicality.

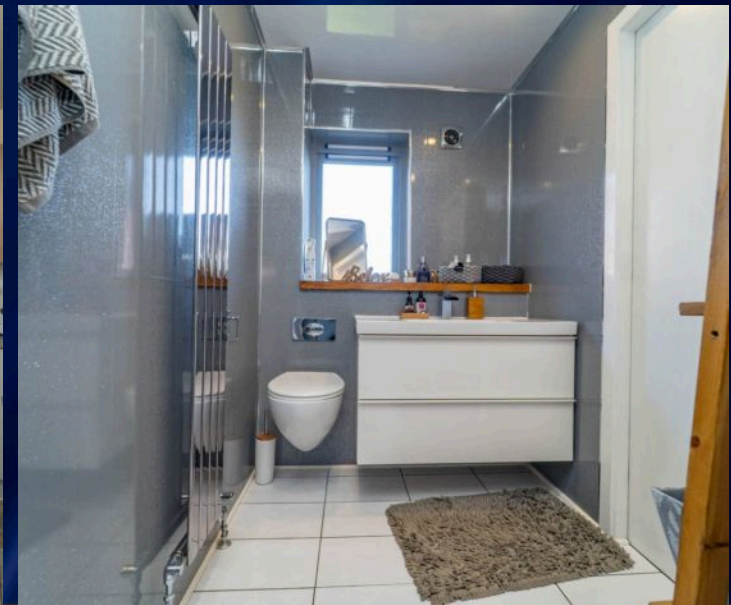
Living Level Shower Room

10' 2" x 5' 1" (3.09m x 1.56m)

This stylish room, perfect for versatile living, features grey wet wall panels and the flooring is laid with white tiles. The suite includes a wall hung toilet, a wall hung white gloss vanity sink, and a shower cubicle housing a mains shower, with additional hand held shower. Ceiling downlights and a window to the rear provide a bright and inviting atmosphere, while a tall chrome radiator and an extractor fan ensure comfort and proper ventilation.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by grey painted walls. There is a shelved cupboard, great for storage space. Finishing touches include a ceiling light, a smoke detector, power points, a radiator and an attic hatch.





Primary Bedroom

10' 8" x 10' 10" (3.26m x 3.30m)

This charming room features grey painted walls and cosy carpeted flooring. A built in wardrobe offers ample hanging and shelving space, enhancing the room's practicality. A rear facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

8' 11" x 10' 10" (2.73m x 3.30m)

This great second double bedroom is tastefully finished with grey painted walls and carpeted flooring, creating a warm and inviting ambiance. A front facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. A built in wardrobe provides storage space in this room. The room is further equipped with power points and a radiator.

Bedroom Three

9' 1" x 9' 5" (2.78m x 2.88m)

This well appointed third bedroom features grey painted walls and carpet to the floor, creating a comfortable and modern ambiance. A front facing window welcomes natural light, brightening the space. A built in cupboard, with shelving, provides storage space. Additional features include power points, a ceiling light, and a radiator.

Bathroom

6' 9" x 7' 3" (2.06m x 2.22m)

This stylish family bathroom seamlessly blends practicality with elegance. It features durable black tile flooring and a combination of crisp white paint and white tiling, ensuring an easy-to-maintain finish. A rear facing window allows natural light to flood the space, further enhanced by a ceiling light for a bright and inviting atmosphere. The white suite includes a bath, a close coupled toilet, and a sleek pedestal sink, offering both functionality and contemporary appeal. Completing the space are a radiator and an extractor fan.

Rear Garden

This wonderful private rear garden offers a perfect blend of greenery and practicality. Mainly laid to lawn, it provides ample space for outdoor enjoyment, while a paved area near the house is ideal for seating, dining, or relaxation. Fully enclosed with fencing on all sides, the garden ensures privacy and security, with a convenient gated entrance for easy access. Whether unwinding in the fresh air or entertaining guests, this inviting outdoor retreat is a versatile and peaceful haven.

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

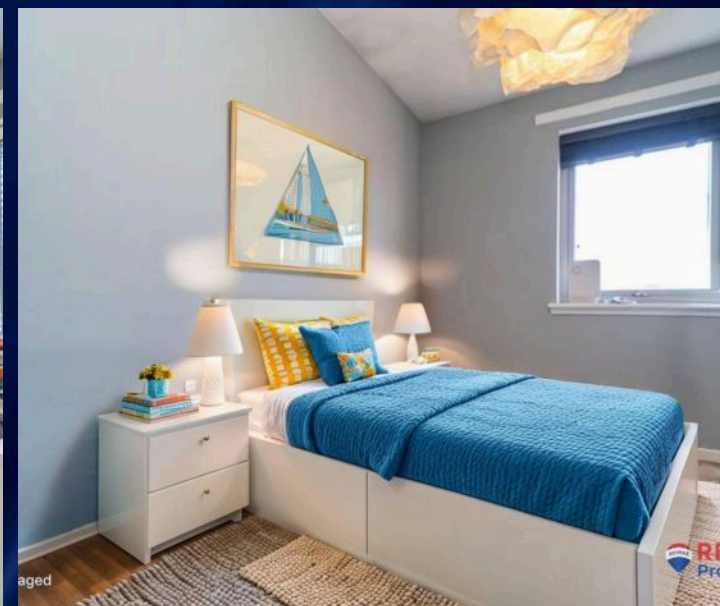
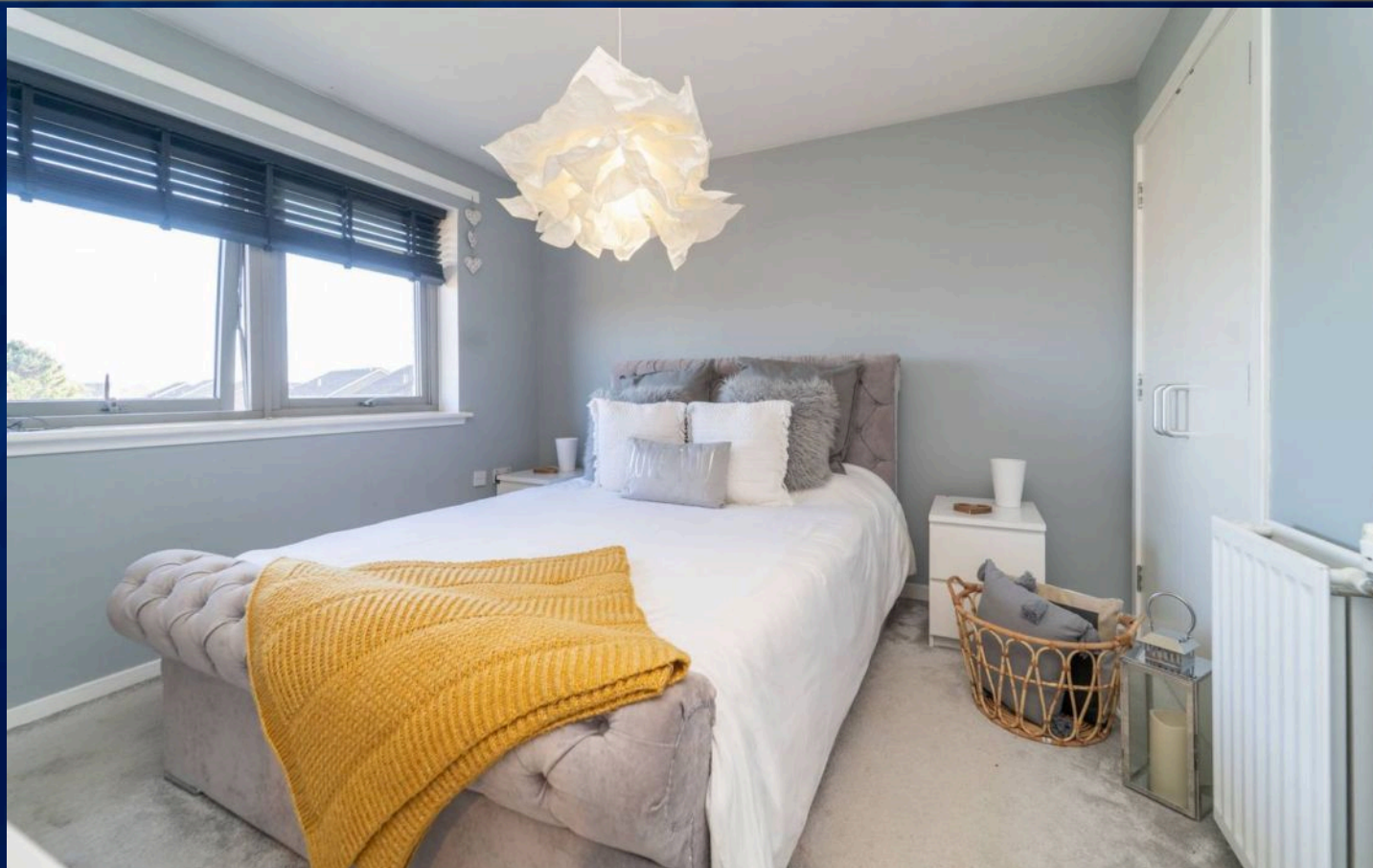
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

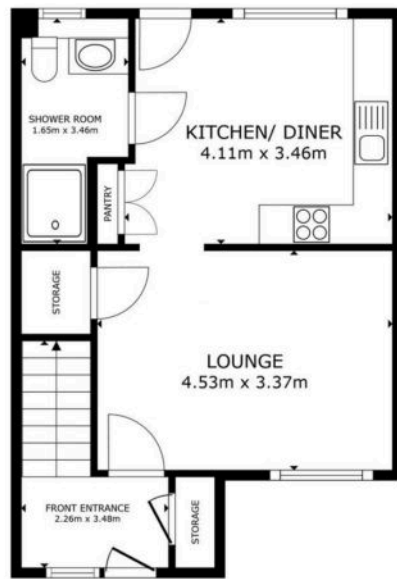
OFFERS

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.

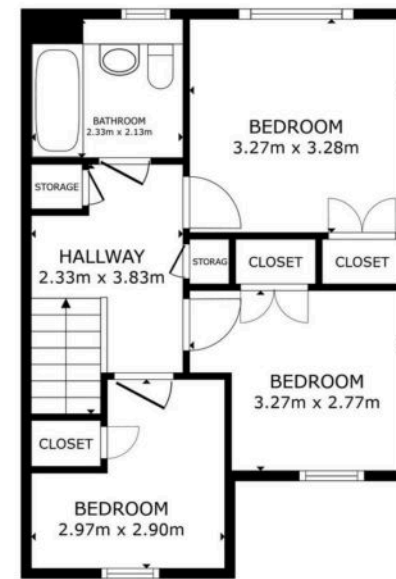




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 43.9 m² FLOOR 2 43.9 m²
TOTAL: 87.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 43.9 m² FLOOR 2 43.9 m²
TOTAL: 87.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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