





A Remarkable 5-Bedroom Offering Space, Style and Comfort

Be prepared to be amazed by the quality finishes in this Charles Church home with trademark high ceilings and impeccable finishes. Located in the sought-after area of Calderwood in East Calder, this impressive five-bedroom property offers an exceptional opportunity for a wide range of buyers. Ideal for larger families or those seeking generous living space in a well-connected location, it combines comfort, versatility, and modern convenience.

The new Calderwood development is a growing community with modern facilities, including a coffee shop (which also does takeaway) and a brand-new Primary School and Nursery. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links 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 town 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, barbers and hairdressers, a local bistro pub and takeaways, a public park and football pitches. 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. Outdoor enthusiasts will appreciate the abundance of green spaces nearby, with Almondell & Calderwood Country Park offering picturesque woodland walks, cycle routes, play areas, and river trails right on the doorstep.

Front Garden

Approaching the property, you are welcomed by a well-maintained, double fronted façade, set within a modern residential street. The home enjoys a generous, mono-blocked driveway offering ample off-street parking for six vehicles with a large, covered carport. The front elevation features clean, neutral rendering with classic sash-style windows that give the house a bright, contemporary look. A neat stretch of lawn borders the walkway to the front door, creating an inviting and spacious first impression.

Reception Hallway

Access to this amazing property is gained through a stylish front door featuring a decorative diamond-shaped glazed panel and matching glazed side panels, allowing plenty of natural light into this bright and welcoming space. Upon entry you will be blown away by the central staircase, creating a truly impressive feature. The hallway is finished with high quality LVT flooring and crisp white painted walls, starting a fresh and modern decor. The area is well-lit by two ceiling-mounted light fittings and includes practical features such as a smoke detector, a radiator, power points and excellent circulation space, along with useful storage located beneath the staircase.

Lounge

5.633m x 4.104m (18'05" x 13'05")

Double doors invite you into this stylish lounge features high quality LVT flooring and a bright, comfortable layout. Two glazed windows overlook the front of the property, allowing natural light to fill the room throughout the day. The décor combines three neutrally painted walls with a striking feature wall adorned in an elegant gold branch-patterned wallpaper, creating an eye-catching focal point. The room is illuminated by two ceiling-mounted light fittings and includes practical additions such as a ceiling-mounted smoke detector, power points and a radiator. Offering generous space for a variety of seating and furniture arrangements, this inviting room is ideal for relaxing or entertaining.

Playroom (The Den)

3.574m x 3.438m (11'08" x 11'03")

This bright and versatile room is finished with high quality LVT flooring and soft blue painted walls, creating a calm and welcoming atmosphere. Two glazed windows overlook the front of the property, allowing plenty of natural light to flood the space. The room is illuminated by two ceiling-mounted light fittings and includes a radiator, power points and ample floor space for a variety of furniture layouts. Ideal as a family room, home office, playroom, or an additional bedroom, this flexible space offers excellent usability to suit a range of needs.



Living Level Toilet

1.960m x 0.958m (06'05" x 03'02")

This well-presented room is fitted with high quality LVT flooring and neutrally painted walls, creating a bright and modern finish. It features a pedestal sink with a tiled backsplash and a wall-mounted mirror above, along with a close-coupled toilet. A chrome towel radiator, a ceiling downlight and an extractor fan provide practicality, completing this fresh and functional space.

Open Plan Lounge/Dining Room/Kitchen

10.825m x 3.156m (35'06" x 10'04")

This spacious open-plan room is beautifully presented throughout and probably where day to day living will take place. Featuring high quality LVT flooring and a mix of neutral painted walls complemented by elegant, patterned feature wallpaper. The space benefits from excellent natural light thanks to large windows and two sets of glazed doors, while a combination of ceiling-mounted light fittings and ceiling downlights ensures a warm and inviting atmosphere. Practical touches include wall-mounted radiators, multiple power points. The contemporary kitchen is equipped with a five-ring gas hob, cooker hood, mid-height inbuilt oven and microwave, a fridge-freezer and a dishwasher, with a one-and-a-half sink and drainer, all set within an abundance of stylish units that offer generous worktop and storage capacity.

Utility Room

2.168m x 1.935m (07'01" x 06'04")

This practical room offers excellent additional workspace and storage, featuring a stainless-steel sink with drainer set into a wooden-effect worktop, complemented by tiled splash backs. The neutrally finished walls blend with the high quality LVT flooring. There is designated space and plumbing for both a washing machine and tumble dryer, along with a wall-mounted unit housing the boiler. A radiator, multiple power points and an extractor fan provide everyday convenience. Natural light enters through the side door, which includes a glazed panel, and the room is illuminated by a ceiling-mounted pendant light.



Stairs and Landing

The central staircase is a standout feature, enhanced by subtle lighting running up either side, creating an inviting and contemporary feel. Soft carpeted flooring continues from the stairs onto the generous upper landing, which offers excellent circulation space and wraps around on three sides. A wooden balustrade adds warmth and character, complementing the crisp white painted walls. The area is well-lit by two ceiling-mounted light fittings and includes a ceiling-mounted smoke detector, power sockets and a radiator for comfort. A practical storage cupboard is also provided, ideal for keeping household essentials neatly tucked away. An attic hatch is also located above the landing for easy access.

Primary Bedroom

3.926m x 3.235m (12'20" x 10'07")

The spacious master bedroom enjoys an abundance of natural light from two front-facing windows fitted with plantation style white shutters. Soft neutral décor and plush carpeting create a calm and relaxing atmosphere, complemented by ceiling-mounted lighting. The room offers generous space for freestanding bedroom furniture and includes a walk-in wardrobe, providing excellent storage while maintaining a clean, uncluttered feel.

Walk-In Wardrobe: 2.144m x 1.413m (07'00" x 04'07")

A must for all executive properties, this space is fitted with hanging and shelving space to create a daily dressing area.

Primary En-Suite Bathroom

2.285m x 1.697m (07'05" x 05'06")

The spacious en-suite features a contemporary four-piece suite comprising a full-size bath, separate enclosed shower, pedestal sink and close coupled toilet. Finished in neutral tones, it includes coordinating wall tiles, high quality LVT flooring and a chrome heated towel radiator. A glazed side window provides natural light and ventilation, complemented by ceiling-mounted downlights and an extractor fan for a bright, modern finish.



Second Bedroom

3.947m x 3.436m (12'11" x 11'03")

This generously sized double bedroom overlooks the rear of the property, offering a peaceful and private aspect. The room is finished with soft carpeted flooring and neutral décor, creating a calm and comfortable atmosphere. Natural light flows through the large window fitted with plantation style white shutters, complemented by a ceiling-mounted light fitting. A radiator and multiple power points are included. The space easily accommodates a full range of bedroom furniture and a dedicated workspace, if desired.

Second En-Suite Shower Room

2.236m x 1.674m (07'04" x 05'05")

This well-appointed en-suite offers a modern and elegant finish, featuring high quality LVT flooring and soft cream tiling to the walls that adds warmth and style. The suite includes a plumbed chrome shower, a close coupled toilet and a pedestal wash hand basin. Additional fittings such as a chrome heated towel rail, shaver socket, extractor fan and recessed ceiling downlights provide both comfort and convenience, while a glazed side window fills the room with natural light and fresh air.

Third Bedroom

3.907m x 3.364m (12'09" x 11'00")

A mirror image of the second bedroom means that there is no arguing from the children. This spacious double bedroom offers a relaxing and stylish retreat, featuring soft carpeted flooring and fresh white décor that enhances the natural light from the windows, which are fitted with plantation style white shutters. The room is well-appointed with a ceiling-mounted light fitting, a radiator and multiple power points, providing both comfort and functionality with plenty of room for furniture and personal touches.



Third En-Suite Shower Room

2.247m x 1.669m (07'04" x 05'05")

This stylish en-suite is finished with high quality LVT flooring and neutral cream tiling for the shower surround and backsplash, creating a clean, modern look. It includes a plumbed chrome shower, a close coupled toilet and a pedestal sink. The space is complemented by a chrome towel radiator, a shaver socket, an extractor fan, and ceiling-mounted downlights, with a glazed window to the side providing natural light and ventilation.

Fourth Bedroom

3.796m x 3.036m (12'05" x 09'11")

This bright and charming bedroom features soft carpeted flooring and freshly painted white walls, complemented by a playful dinosaur mural that adds a touch of personality. Two double windows, with plantation style white shutters, overlook the front of the property, filling the room with natural light whilst ensuring privacy. The space is finished with a ceiling light fitting, power points and a radiator.

Family Bathroom

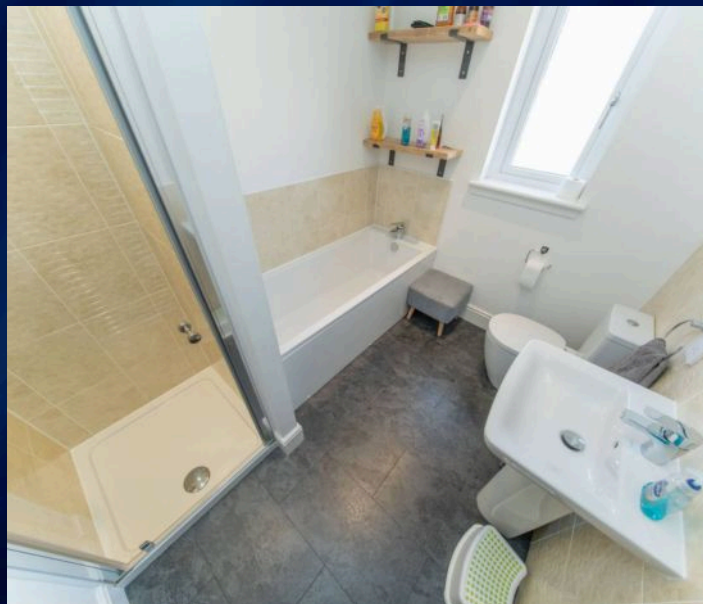
2.584m x 2.037m (08'05" x 06'08")

This room is finished to a high standard with neutral décor and quality fittings throughout. The room includes a white three-piece suite comprising a pedestal wash hand basin, close coupled toilet and bath with tiled surround, complemented by a separate shower enclosure, with an electric shower and full-height beige tiling. Additional features include high quality LVT flooring, chrome heated towel radiator, two ceiling-mounted downlights, an extractor fan, and a frosted glazed window to the side of the property providing natural light, whilst maintaining privacy.

Fifth Bedroom/Home Office

3.053m x 3.032m (10'00" x 09'11")

Currently utilised as a home office, this bright and versatile room offers excellent flexibility for use as a fifth bedroom, nursery or study. The space benefits from neutral décor, soft carpeted flooring and a large window to the front fitted with plantation style white shutters, that allow for adjustable natural light and privacy. It provides ample space for office furniture or bedroom furnishings, creating a comfortable and functional environment to suit a variety of needs.



Rear Garden

Designed with low maintenance in mind, this appealing garden has been mainly finished with artificial grass, bordered with decorative stones and mono-blocked pathways. There are storage units to the rear of the garage and additional storage space.

Garden Room

A grade 'A' Urban Pod, which is designed and built to the highest specifications to create a grade 'A' EPC rating, being fully insulated. A great additional feature to the property, which has been fully wired with electrics and ethernet supply. The concertina doors provide an abundance of daylight and versatility for entertaining. The composite decking allows for outside seating to relax and entertain.

Double Garage

This has been converted to create a show stopping home gym, providing lots of space for a variety of equipment. A self-contained spa has also been installed to provide an area of relaxation. The practical elements of a garage remain, with storage space for garden equipment, bikes, etc. at the rear of the garage.

Additional Items

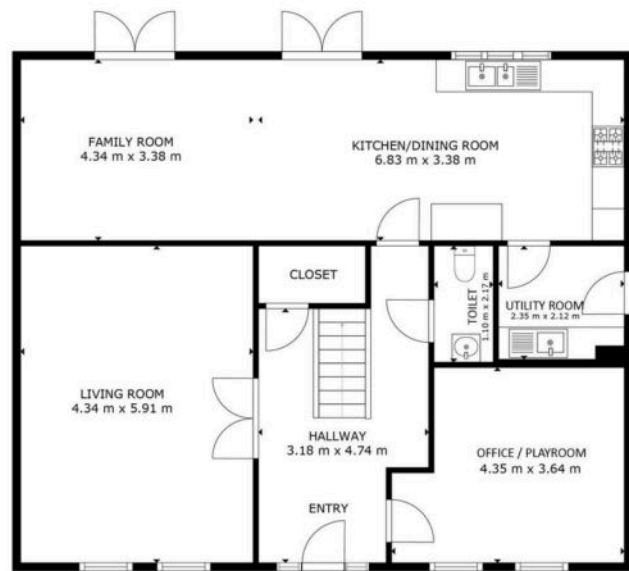
Tenure: Freehold. Council Tax Band: G. Factor Fee: Approx. £250 per annum. Fitted with solar panels with battery storage and dual zone heating, means that the gas and electric bills for the property are only £100 per month. There are architect plans and a building warrant in place for an 'L' shaped extension to the rear and side of the property, including planning for a porch. There is a BP Pulse EV charger installed on the side of the house. All fitted floor coverings, the kitchen items mentioned, the Urban Pod and the sauna 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

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

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

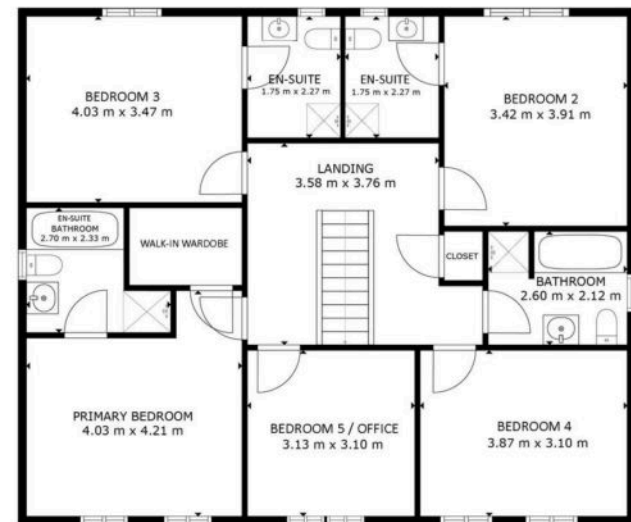




FLOOR 1



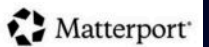
GROSS INTERNAL AREA
FLOOR 1: 105 m², FLOOR 2: 104 m²
TOTAL: 209 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 105 m², FLOOR 2: 104 m²
TOTAL: 209 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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