



11 Daffodil Way, East Calder

In Excess of £330,000



11 Daffodil Way

East Calder, Livingston

Nicole McFarlane and RE/MAX Estates presents a Beautiful family home with versatile rooms, integrated appliances, south-facing garden, garage, and parking. Ready to move in and enjoy!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

14' 1" x 5' 7" (4.29m x 1.70m)

Step inside through a modern composite door into a freshly painted and welcoming entrance hall. The space features two ceiling lights and soft carpeted flooring, with a built-in doormat-style entrance area. A radiator provides warmth, and the hall offers access to the dining room, cloakroom/WC, garage, lounge, kitchen, and staircase to the upper level.

Dinning Room / Home Office

9' 1" x 10' 4" (2.76m x 3.16m)

Traditionally used as a dining room, this versatile space could also serve as a home office or playroom. It features three front-facing double-glazed windows that allow plenty of natural light, carpeted flooring, a central ceiling light, and a radiator. Recently painted, the room offers a bright, neutral setting with generous space to suit a variety of needs.

Cloakroom / WC

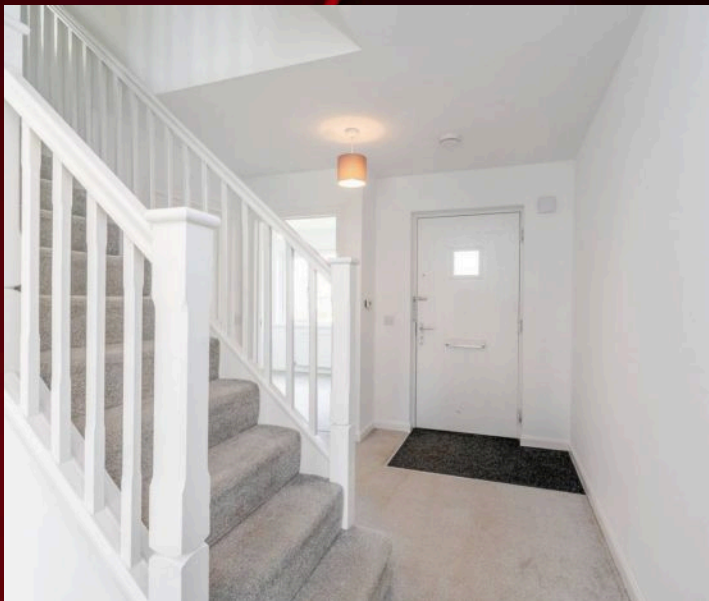
6' 4" x 3' 10" (1.93m x 1.18m)

Conveniently located just off the entrance hall, the cloakroom features vinyl flooring and a frosted side-facing window for privacy and natural light. It includes modern spotlights, a WC, and a stylish vanity unit with a ceramic sink, mixer tap, integrated mirror, and built-in storage—combining practicality with a clean, contemporary finish.

Lounge

14' 10" x 10' 11" (4.51m x 3.33m)

This spacious and freshly painted lounge offers a bright, welcoming atmosphere with soft carpeted flooring and a central ceiling light. Two radiators ensure year-round comfort, while a stunning floor-to-ceiling window paired with French doors provides an abundance of natural light and direct access to the rear garden. A generously sized room, perfect for relaxing or entertaining.





Kitchen

14' 11" x 9' 10" (4.56m x 3.00m)

This spacious and well-equipped kitchen features durable vinyl flooring, a radiator, and modern spotlights. Three rear-facing windows fill the room with natural light, creating a bright and inviting atmosphere. The kitchen boasts a full range of integrated Smeg appliances, including a full-size dishwasher, four-ring gas hob with stainless steel splashback and extractor fan, built-in oven, microwave, fridge, and freezer. There is ample storage throughout, a stainless steel sink with drainer, and enough space for a dining table and chairs. The kitchen also offers direct access to the utility room—making it both functional and family-friendly.

Utility Room

6' 9" x 4' 2" (2.06m x 1.26m)

Located just off the kitchen, the utility room offers practical convenience with space for both a washing machine and a dryer. It features a worktop with base units, a radiator, vinyl flooring, and a central ceiling light. A half-glazed composite door provides side access to the property, allowing for easy outdoor entry while keeping the space bright and functional.

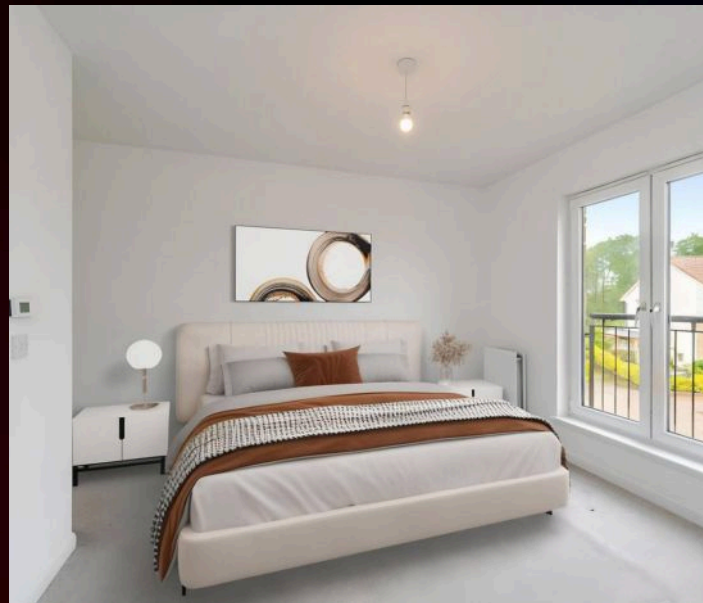
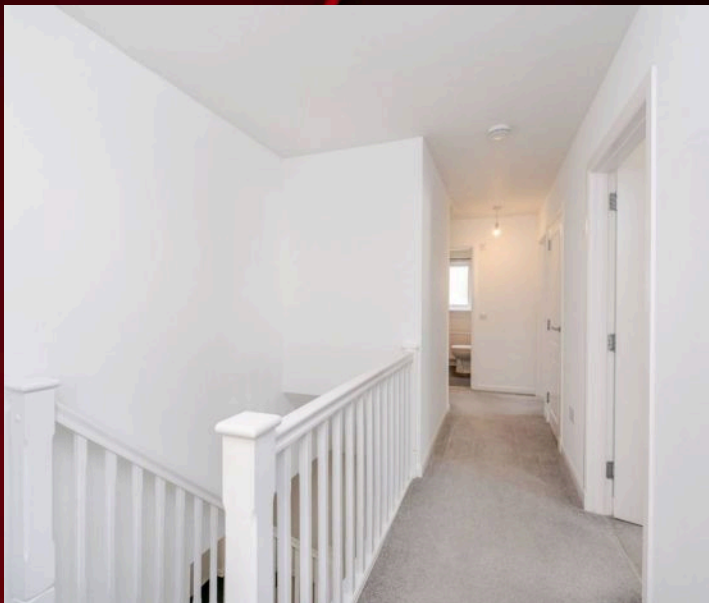
Upper Landing

The upper landing features a side-facing window that brings in natural light, along with soft carpeted flooring for a warm, comfortable feel. It includes two storage cupboards—one of which houses the water tank. The landing provides access to all four bedrooms, the family bathroom, and the attic.

Bedroom One

10' 3" x 10' 5" (3.12m x 3.18m)

A spacious and freshly painted master bedroom featuring a Juliet balcony-style window that fills the room with natural light. The room is finished with carpeted flooring, a central ceiling light, and a radiator. It offers a walk-in wardrobe and easy access to a private en-suite. There's plenty of space for a double bed and additional free-standing furniture, making this a comfortable and elegant retreat.





En-suite (Bedroom One)

This well-appointed en-suite features a frosted front-facing window for privacy and natural light. It includes a vanity WC, sink with storage vanity unit, and a mirror. The double shower cubicle is fitted with a glass screen and sliding door, complete with a mains-powered shower. Vinyl flooring, spotlights, and a large chrome heated towel rail add to the modern, functional design.

Bedroom Two

11' 1" x 10' 0" (3.39m x 3.06m)

A bright and spacious room with a rear-facing window, soft carpeted flooring, and a radiator. This bedroom features a fitted double wardrobe and provides access to a private en-suite. It easily accommodates a double bed along with additional free-standing furniture, making it a comfortable and versatile space.

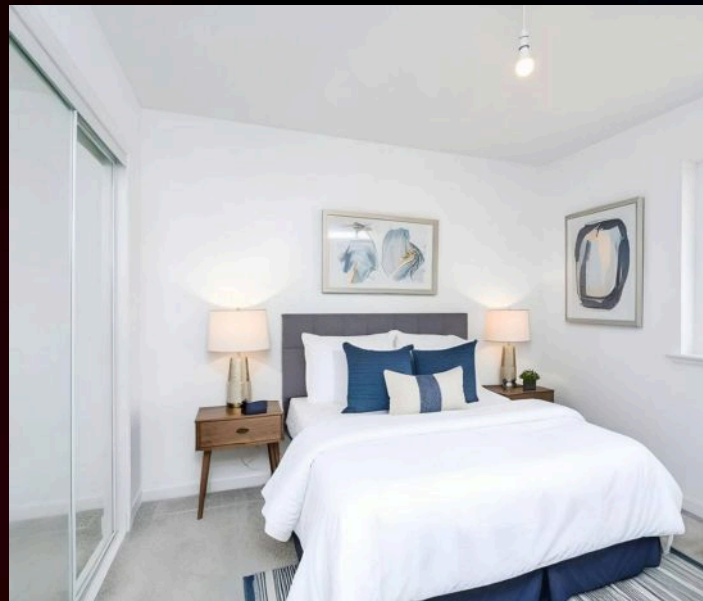
En-suite (Bedroom Two)

The en-suite features a ceramic sink, WC, and a fully tiled single shower cubicle with a glass door and mains-powered shower. Practical vinyl flooring and a rear-facing frosted window provide both functionality and privacy. A radiator ensures comfort, completing this well-appointed and private space.

Bedroom Three

11' 1" x 9' 6" (3.38m x 2.90m)

This freshly painted bedroom features a rear-facing window that brings in plenty of natural light. It includes carpeted flooring, a radiator, and a fitted double wardrobe for convenient storage. The room offers ample space to accommodate a double bed, making it both comfortable and functional.





Family Bathroom

5' 10" x 3' 3" (1.78m x 1.00m)

The family bathroom features a frosted side-facing window for privacy and natural light, complemented by vinyl flooring and modern spotlights. It includes a vanity WC and a sink with a mixer tap, built-in storage, and a mirror. The bath is fitted with a mixer tap and handheld shower, surrounded by splashback tiling for a clean, practical finish. A radiator provides warmth, making this a stylish and functional space for the whole household.

Bedroom Four

9' 1" x 8' 0" (2.76m x 2.44m)

A bright and freshly painted room featuring a front-facing window, soft carpeted flooring, a central ceiling light, and a radiator. This well-proportioned space comfortably accommodates a double bed, making it a lovely and versatile bedroom.





REAR GARDEN

The fully enclosed south-facing garden offers privacy and security, featuring a gated side entrance for convenient access. It includes a well-maintained grassy area surrounded by paved pathways, providing easy access to the side gate, the utility room side door, and the French doors leading out from the lounge. A perfect outdoor space for relaxation and entertaining.

FRONT GARDEN

The front garden features a neat, small grassy area bordered by a mature hedge and a charming tree, creating an inviting and well-maintained entrance to the property.

GARAGE

Single Garage

The property benefits from a single garage with an up-and-over door for vehicle access. Inside, you'll find the boiler and electrical panel conveniently housed. Additionally, there is an integral door providing internal access to the garage from the house.

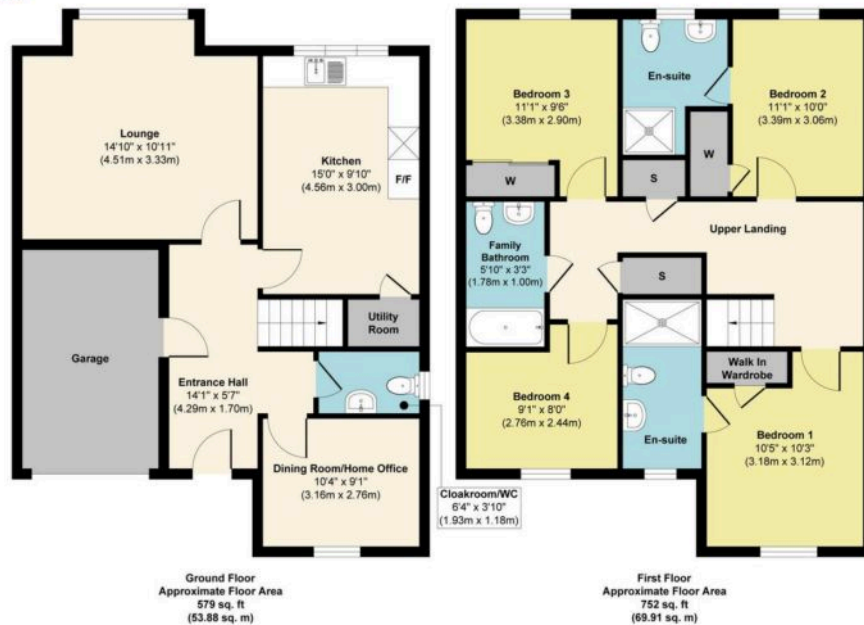
DRIVEWAY

1 Parking Space

The property features a monoblocked driveway and a paved path leading to the front door. The driveway comfortably accommodates one large car, with additional parking available in a lay-by located directly across the street.



11 Daffodil Way, East Calder, Livingston, EH53 0FJ



Approx. Gross Internal Floor Area 1331 sq. ft / 123.79 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		87
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates - Nicole Mcfarlane

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

