



21 Main Street, East Calder

Offers Over £750,000



21 Main Street

East Calder, Livingston

Jan Megarry and RE/MAX Estates Linlithgow are delighted to present to you this Stunning Victorian 5 bed detached property with original features. Spacious reception rooms, beautiful gardens, and garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Vestibule

5' 0" x 6' 9" (1.52m x 2.06m)

Stepping into this property immediately evokes a sense of timeless character and grandeur, setting the tone for the elegance that lies ahead. A magnificent large wooden door welcomes you, opening onto traditional mosaic stone flooring that speaks of refined craftsmanship. This impressive entrance creates a lasting first impression, perfectly complementing the prestige of the home beyond.

Inner Hallway

29' 7" x 8' 4" (9.03m x 2.54m)

This stunning entrance hallway impresses with its generous proportions, featuring plush carpet flooring, soaring high ceilings, elegant coving, and ornate cornicing. Bathed in natural light, it creates a bright and welcoming atmosphere while beautifully showcasing the sweeping staircase.

Downstairs Sitting Room

22' 7" x 16' 6" (6.89m x 5.03m)

This delightful front-facing lounge is filled with charm and character, featuring a large bay window and an additional side window that together flood the space with natural light and offer lovely garden views. Traditional coving, detailed cornicing, and a ceiling rose frame the central light fitting, while high ceilings enhance the sense of space. A beautiful wooden fire surround with a flame-effect fire creates a warm focal point, and two generous storage cupboards add practicality.

Downstairs front Bedroom 2

13' 3" x 14' 3" (4.04m x 4.35m)

This fantastic room offers versatile use, currently set up as a dressing room/ guest Bedroom but equally ideal as a playroom or additional living space. Featuring a front-facing large bay window that fills the room with natural light, it also includes a traditional tiled fireplace that adds a touch of classic charm. Shutter-style panelling enhances the character, while double mirrored wardrobes provide excellent storage. The room is finished with carpet flooring, a large central light fitting, and a radiator, creating a warm and inviting atmosphere. added benefit access to En Suite Shower room.





En Suite / Bedroom 2

5' 11" x 6' 8" (1.81m x 2.03m)

This stylish and practical en-suite features a side-facing window that brings in natural light, complementing the contemporary design. It boasts a spacious double shower enclosure fitted with a mains-powered chrome rain head and an additional handset for added convenience. A sleek vanity unit incorporates both the toilet and sink, offering a modern and streamlined look. Fully tiled walls and flooring provide a clean, polished finish, while a heated towel rail adds comfort.

Downstairs Dining Room / Bedroom 5

15' 4" x 12' 6" (4.67m x 3.81m)

This highly functional room offers flexible use as a dining room, bedroom, or—as currently styled—a vibrant family playroom. It features carpet flooring, a radiator, and high ceilings that enhance the sense of space while maintaining the home's character. A stunning marble fireplace with matching hearth serves as a beautiful focal point, complemented by a decorative arched inset that adds charm and interest.

Downstairs Rear Bedroom 3

14' 3" x 11' 7" (4.35m x 3.53m)

This spacious and beautifully appointed bedroom exudes traditional charm, featuring high ceilings, classic coving, and a statement chandelier that adds a touch of elegance. A large rear-facing window offers lovely views over the garden, filling the room with natural light. The original character has been thoughtfully preserved, with a radiator providing comfort and soft carpet flooring underfoot.

En Suite Bedroom 3

6' 0" x 6' 7" (1.83m x 2.00m)

This modern, newly fitted en-suite offers both style and functionality, featuring a generous double shower cubicle with a mains-powered rain showerhead and an additional handset for added convenience. The sleek design is complemented by fully tiled walls and flooring, a heated towel rail, and a contemporary vanity unit housing the sink and WC. A mirrored cabinet provides practical storage, while ceiling spotlights complete the space with a bright, clean finish.





Downstairs Toilet

5' 4" x 4' 4" (1.62m x 1.33m)

This charming WC exudes traditional character, featuring stylish three-quarter wall panelling and a soft, neutral décor. A side-facing window allows natural light to brighten the space, complemented by a central ceiling light. The room includes a modern vanity-style sink and WC, with a radiator for added comfort and vinyl flooring that enhances the warm, welcoming feel.

Kitchen / Breakfast Room

21' 2" x 8' 7" (6.45m x 2.62m)

This well-equipped kitchen is flooded with natural light thanks to multiple rear and side-facing windows, as well as a patio door that opens onto the garden. Amtico flooring, ceiling spotlights, and stylish pendant lighting create a bright and contemporary atmosphere. The kitchen features an extensive range of base and wall units, a composite sink and drainer with a mixer tap and spray attachment, and high-spec appliances including a five-ring gas hob, electric oven, additional plate warmer, and extractor fan. A radiator provides year-round comfort, while the generous layout offers ample space for a large dining table and chairs. A spacious walk-in pantry/cupboard adds valuable storage.

Stairs and Landing

This truly stunning staircase is a masterpiece of design, featuring elegant bannisters that create an immediate sense of grandeur and sophistication. The fresh décor and soft carpet flooring complement the impressive high ceilings adorned with intricate coving. A magnificent stained glass window on the mid-stair landing bathes the space in a kaleidoscope of colourful light, serving as a breathtaking focal point that elevates the entire area.



Top Rear Facing Bedroom / Study

14' 4" x 11' 7" (4.37m x 3.54m)

This large, spacious bedroom, currently used as a study, offers tranquil views over the rear garden through its generous window. Featuring high ceilings with elegant coving, a central light fitting, and a radiator for comfort, the room retains a charming traditional feel. A large storage cupboard provides ample space to keep the room tidy and functional, making it a versatile and welcoming space.



Top Rear facing bedroom 1

15' 3" x 13' 1" (4.65m x 3.99m)

This large and beautifully appointed bedroom boasts stunning rear garden views, perfectly framed by traditional shutter-style wood panelling flanking the windows. The room's high ceilings are accentuated by classic coving, enhancing its sense of grandeur and timeless elegance. Soft carpet flooring underfoot, a central light fitting, and a radiator complete this refined and inviting space, offering both comfort and classic character.

Lounge

16' 2" x 12' 6" (4.92m x 3.81m)

This second reception room is absolutely stunning, centered around a grand large front bay window that floods the space with natural light. The soft carpet flooring and radiator ensure comfort, while the soaring high ceilings adorned with intricate corning emphasize the room's timeless traditional character. To complete this exquisite space, a charming wood-burning stove provides both warmth and a cozy focal point, making this room truly unforgettable.

Top Front Bedroom 4

22' 8" x 16' 11" (6.91m x 5.16m)

This beautiful bedroom enjoys a serene front-facing view overlooking Almondell Country Park, bringing nature's tranquility indoors. Featuring soft carpet flooring, a radiator, and a central light fitting, the room is enhanced by high ceilings with elegant coving that add a touch of classic sophistication. A very large storage cupboard provides ample space, while its current use as a snug makes it a cozy and versatile retreat within the home.

Bathroom

12' 2" x 8' 4" (3.72m x 2.54m)

This spacious four-piece family bathroom exudes character and comfort, featuring a front-facing window that fills the room with natural light. The walls and floor are elegantly tiled, complementing the large bath with mixer taps and a classic pedestal sink. A generous walk-in corner shower cubicle with an electric shower provides modern convenience, while two double chrome towel rails add practicality and style. A radiator and central ceiling light complete this beautifully appointed and welcoming space.





Front Garden

This extensive front garden is a true outdoor haven, featuring a lush, manicured lawn area surrounded by mature shrubs and trees, offering both privacy and beauty. The expansive greenery creates a peaceful, serene atmosphere, while well-maintained pathways wind through the space, inviting leisurely strolls. A charming seating area provides the perfect spot to relax and enjoy the garden's natural surroundings, making this a truly welcoming and tranquil outdoor retreat.

Rear Garden

This truly spectacular rear garden offers a wealth of outdoor space, designed for both relaxation and entertainment. The expansive lawn area provides a serene backdrop, complemented by a beautiful summer house and mature trees and shrubs that enhance the garden's natural charm. A stylish pergola adds character, while a second pergolux with a crank opening roof and heater creates the perfect year-round retreat. Multiple patio areas offer ideal spots for alfresco dining, while an outbuilding provides excellent storage. A dedicated kids' play area completes this versatile garden.

DRIVEWAY

5 Parking Spaces

The extensive monoblock driveway at the front of the property perfectly complements its traditional grandeur, offering both style and practicality. Its clean, crisp design adds to the property's stately curb appeal, leading up to the entrance with a sense of elegance and sophistication. This impressive driveway provides ample space for parking, enhancing the overall prestige of the home.

GARAGE

Single Garage

The large garage, featuring an up-and-over door, offers both functionality and convenience. Benefiting from power supply, it provides an ideal space for storage or as a workshop. With generous room for a vehicle, it ensures easy access and ample space for parking or additional storage, making it a practical addition to the property.





21 Main Street, East Calder, Livingston, EH53 0ES



Approx. Gross Internal Floor Area 2971 sq. ft / 276.12 sq. m
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	58	70
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

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

