



15 Templar Road, East Calder

Offers Over – £250,000

This beautifully presented modern townhouse is part of a desirable new-build development, offering stylish living over three spacious floors. • Energy-efficient design includes solar panels for reduced running costs and a greener lifestyle. • Flexible layout with three bedrooms, including a full-floor master suite with ensuite, ideal for growing families or home-working. • Contemporary kitchen-diner with direct access to the sunny, low-maintenance garden overlooking open fields. • Sleek, move-in-ready interiors with quality fixtures, private parking, and excellent storage including attic space. • Enjoy a fantastic location in East Calder with great local amenities, green spaces, and easy links to Livingston and Edinburgh for commuting.



Mason Homes brings to the market this exceptional three-bedroom townhouse in the sought-after new-build development of East Calder.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- This beautifully presented modern townhouse is part of a desirable new-build development, offering stylish living over three spacious floors.
- Energy-efficient design includes solar panels for reduced running costs and a greener lifestyle.
- Flexible layout with three bedrooms, including a full-floor master suite with ensuite, ideal for growing families or home-working.
- Contemporary kitchen-diner with direct access to the sunny, low-maintenance garden overlooking open fields.
- Sleek, move-in-ready interiors with quality fixtures, private parking, and excellent storage including attic space.
- Enjoy a fantastic location in East Calder with great local amenities, green spaces, and easy links to Livingston and Edinburgh for commuting.



Lounge

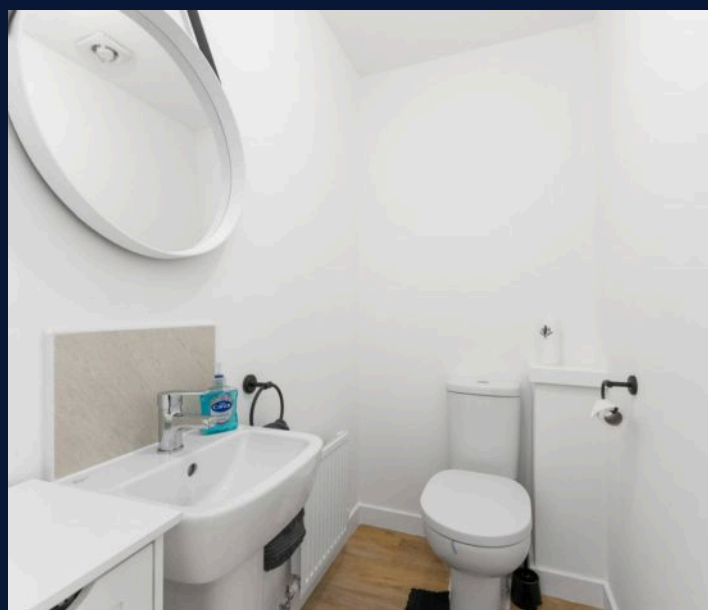
A bright and welcoming lounge situated at the front of the property, featuring a large double glazed window that fills the room with natural light. Tastefully finished in neutral tones, it offers generous space for family seating and relaxation. Modern laminate flooring and stylish décor create a contemporary feel, while the layout provides flexibility for a range of furnishings. The room also includes convenient under-stairs storage access - ideal for keeping the space organised and clutter-free.

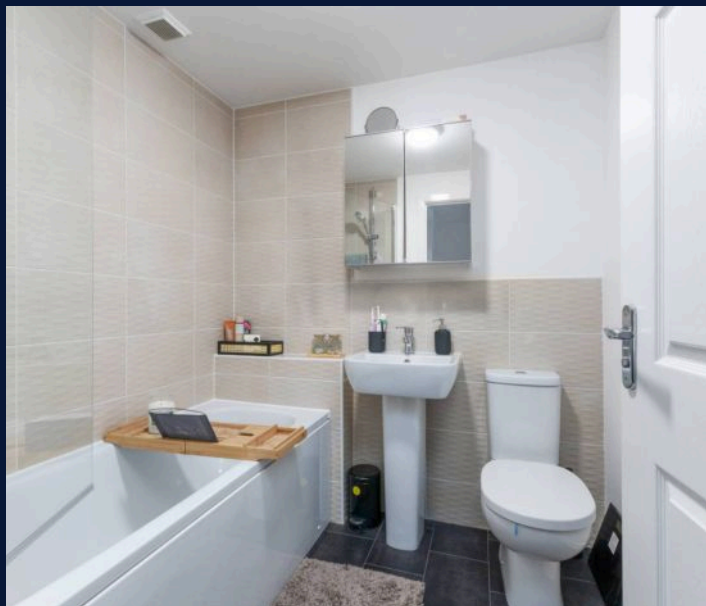
Kitchen Diner

A stylish and contemporary kitchen/diner overlooking the rear garden, finished with sleek white cabinetry, contrasting wood-effect worktops, and modern metro tile splashbacks. The kitchen offers excellent storage and workspace, along with integrated appliances to include dishwasher, washing machine, fridge freezer, extractor hood, and a gas hob. A bright dining area comfortably accommodates a family table, with French doors opening directly onto the private garden grounds - perfect for indoor-outdoor living. This room also provides convenient access to the downstairs WC.

Guest WC

Conveniently located off the kitchen diner, this modern guest WC features a sleek white suite with a contemporary basin, tiled splashback, and toilet. Finished in crisp neutral tones with stylish fixtures, it provides essential practicality for family living and visiting guests.





Master Bedroom and En-Suite

Occupying the entire third floor of the townhouse, this impressive master suite offers exceptional privacy and space. Bright and airy with twin Velux windows, the room provides generous space for a king-sized bed and additional furniture. A stylish ensuite shower room completes the space, featuring contemporary tiling, a modern glazed shower enclosure, WC, and wash basin - adding everyday luxury to this top-floor haven.

Bedroom Two

A spacious and bright double bedroom located on the second floor, featuring a large window with open views across neighbouring fields. Freshly decorated in neutral tones with soft carpeting, this versatile space is ideal as a main bedroom, guest room, or home office. Generous floor area allows for a range of furnishings, including mirrored wardrobes and a dedicated work-from-home setup.



Bathroom

A stylish family bathroom finished with contemporary neutral tiling and sleek modern fixtures. The space features a full-sized bath with overhead shower and glass screen, a pedestal wash basin, and a close-coupled WC.

Bedroom Three

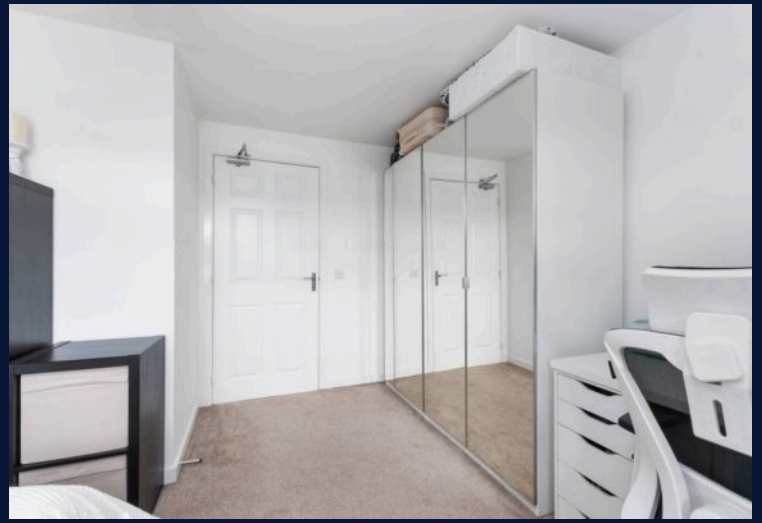
A bright and versatile third bedroom, perfect as a guest room, nursery, or home office. Neutrally decorated with soft carpeting and a large front-facing window for excellent natural light.



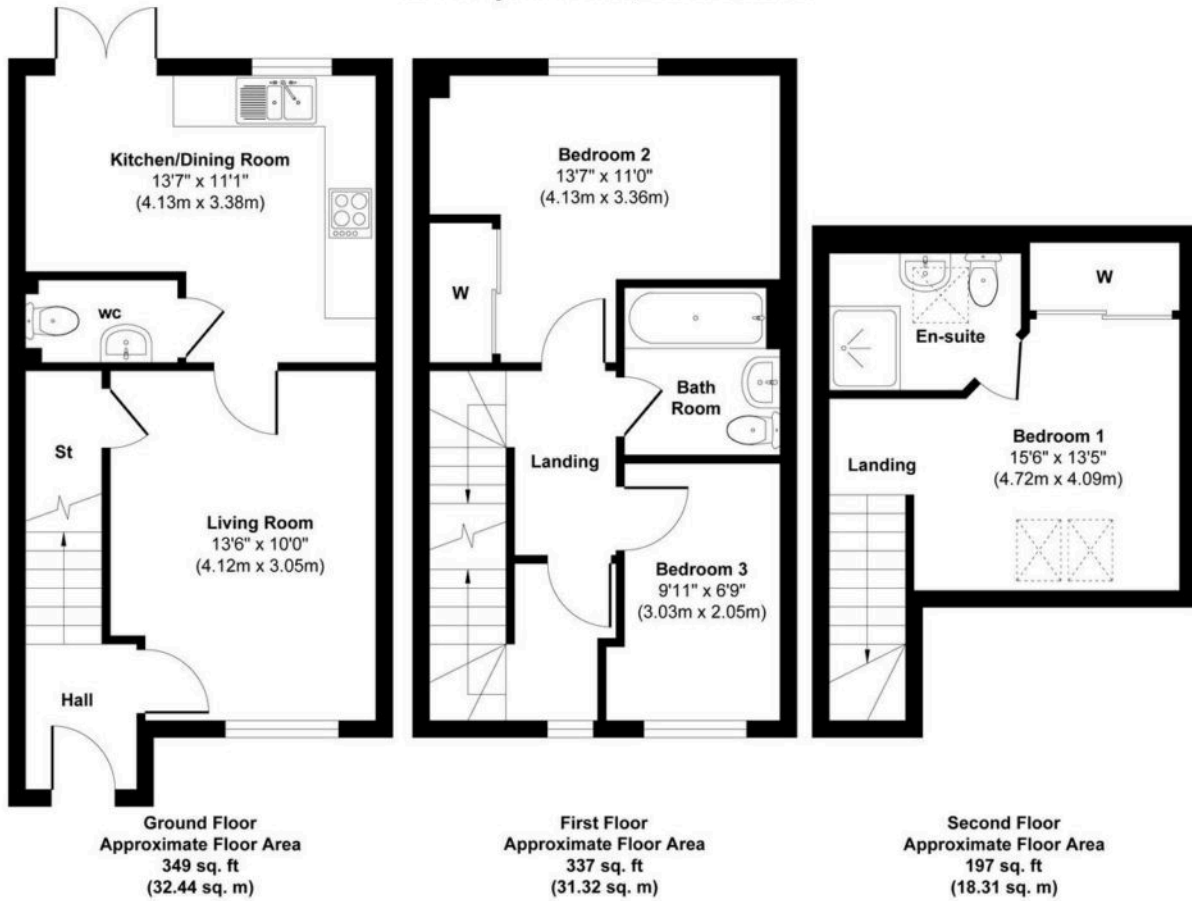
REAR GARDEN

A fully enclosed, low-maintenance rear garden with a stylish combination of paved patio and artificial lawn – ideal for entertaining or relaxing outdoors. Features secure fencing for privacy, a handy gated rear access, and open views across lovely fields behind, offering a peaceful and scenic backdrop to family life.





15 Templar Road, East Calder



Approx. Gross Internal Floor Area 883 sq. ft / 82.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

You can include any text here. The text can be modified upon generating your brochure.