

EAST CALDER

4 BEN MACDUI DRIVE  
EH53 0UY



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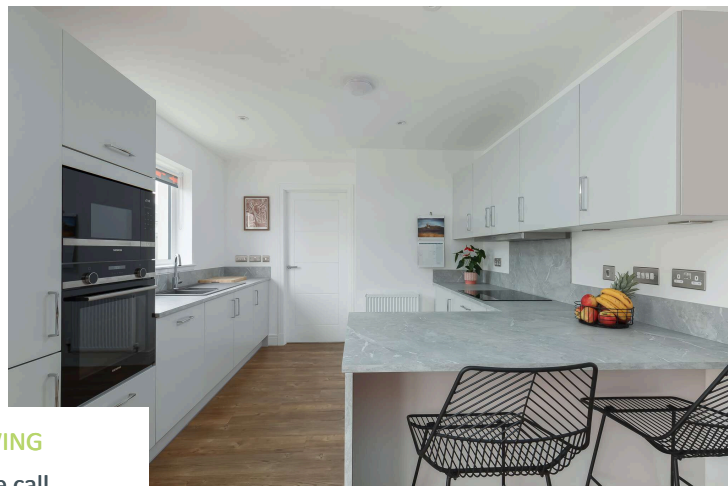
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EPC RATING: B

FIXED PRICE £425,000

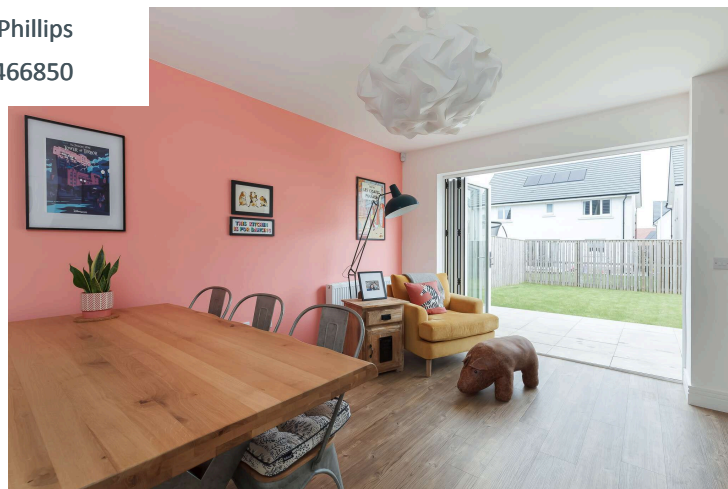
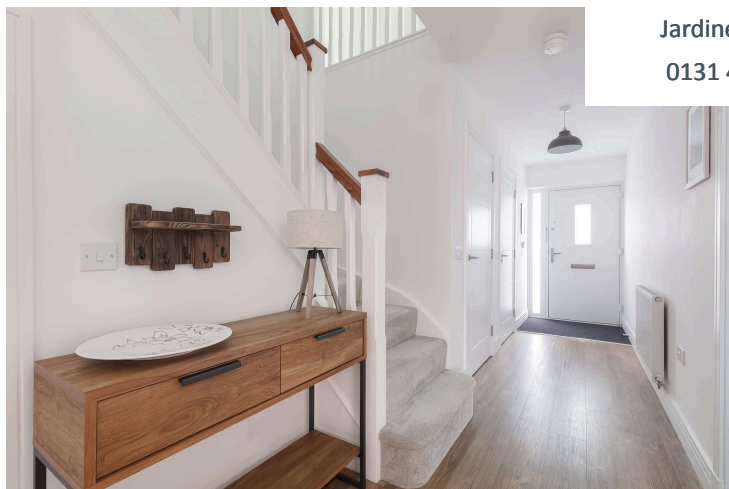
## PROPERTY DESCRIPTION

- Bright open hallway with two storage cupboards
- Large sitting room with lots of space for relaxing
- Spacious kitchen/dining room with great range of contemporary light grey matt kitchen units & appliances and a breakfast bar. The dining area has bifold doors leading out to the garden, bringing the outdoors in and making it perfect for entertaining
- Handy utility room with further fitted units & washing machine, together with direct access to the garden & garage
- Downstairs cloakroom with wc & sink
- Principal bedroom with fitted wardrobes & ensuite shower room with large walk in shower, vanity sink unit & wc
- Second double bedroom with fitted wardrobes & ensuite shower room with walk in shower, wall mounted sink & wc
- Two further double bedrooms, both with fitted storage
- Main bathroom with bath, separate shower, vanity sink unit & wc
- Gas central heating from boiler located in the garage together with hot water storage cylinder
- Upvc double glazed casement windows
- The electrical installation is supplemented by a solar photovoltaic array fitted to the front slope of the main roof
- Expansive rear garden mainly laid to lawn with a patio area directly outside the dining room
- Front garden with lawn & borders
- Integral garage with electric light & power together with off street & on street parking
- The development is factored by Ross & Liddell at a cost of £12 per month to cover maintenance of landscaping on the estate

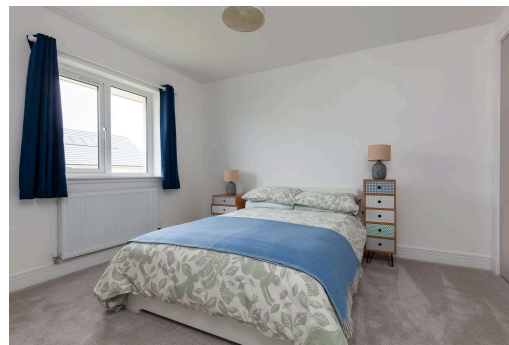
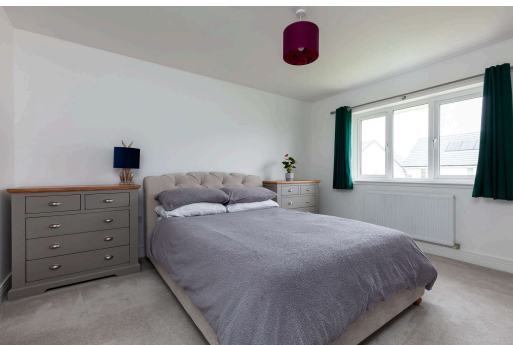


## VIEWING

Please call  
Jardine Phillips  
0131 4466850







## BEAUTIFULLY PRESENTED FOUR BED CONTEMPORARY DETACHED HOME IN POPULAR EAST CALDER

Built by Cala only three years ago, this superb property has masses of space for a growing family or young professionals with its large sitting room, spacious open plan kitchen/dining room with high end fittings & appliances, a handy utility room, downstairs wc, expansive rear garden & garage. Upstairs are four good sized bedrooms, two with ensuites, and a family bathroom. The property is immaculately presented and has the benefit of the remainder of its NHBC guarantee. Located in the established town of East Calder with its good range of local shopping on your doorstep, but within easy reach of Livingston with its wider array of retail & leisure facilities. Also in the catchment for well renowned schools.

### AREA

Mansefield Lea is located on the eastern edge of East Calder, a small established town just two miles east of Livingston. The town has all the amenities & facilities expected and is popular with commuters because of its close proximity to the A71 and M8/M9 for travel throughout the central belt. Rail services are available from the nearby Kirknewton station. Nearby Livingston, the largest town in West Lothian, has an excellent range of shopping & recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with an extensive range of supermarkets. There is also an outstanding choice of sports & leisure pursuits including a network of walking & cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema and sports centres. The property is in the catchment for excellent schools including East Calder Primary & West Calder High Schools.

### EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, extractor fan, dishwasher, integrated fridge freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£430,000



Sitting room	15'3 x 11'1 (4.65 x 3.38m)
Kitchen/dining room	22'5 x 14'5 (6.83 x 4.39m)
Bedroom 1	13'6 x 11'2 (4.11 x 3.40m)
Bedroom 2	12' x 10'6 (3.66 x 3.20m)
Bedroom 3	11'2 x 9'9 (3.40 x 2.97m)
Bedroom 4	10'6 x 9'10 (3.20 x 3.00m)
Garage	17'11 x 10'2 (5.46 x 3.10m)

Ben Macdui Drive,  
East Calder,  
Livingston,  
West Lothian, EH53



Approx. Gross Internal Area  
1810 Sq Ft - 168.15 Sq M  
(including Garage)  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

