

# KILGOUR

PROPERTY



**31 Rowan Place, East Calder, EH53 0HQ**





- Lounge
- Separate Kitchen Diner
- Family/Dining Room/Bed 5
- Study Room
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens To Front Side & Rear
- Detached Garage
- Driveway
- Council Tax – Band F
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

## Description

A beautifully presented family home located in a peaceful and sought after development close to amenities and very well placed for the commuter. The property which will undoubtedly favour the family buyer benefits from having gas central heating and is double glazed throughout. Externally there are very well maintained private gardens to the front and rear as well as a detached garage and driveway for secure off street parking.

## Location

Set in the enviable and modern Calderwood estate Rowan Place is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links via bus services, nearby railway station and the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is close by and offers a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including a multi-screen cinema together with many popular high street shops, restaurants and leisure facilities. Within the Calderwood estate itself is a popular café and play park together with reputable nursery and primary school with secondary schooling available in Livingstone and West Calder.



2



4



3



B

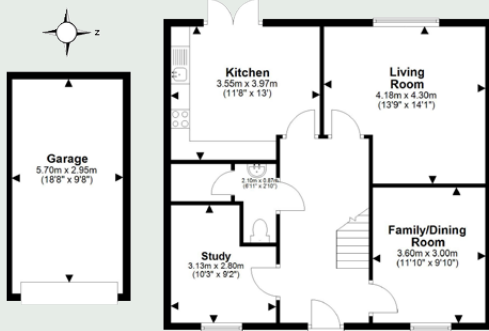


EPC BAND

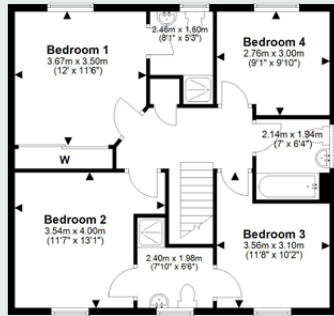
F



COUNCIL TAX BAND



Ground Floor



First Floor

|                          |              |             |
|--------------------------|--------------|-------------|
| Lounge                   | 14'1 x 13'9  | 4.30 x 4.18 |
| Kitchen/Diner            | 13'0 x 11'8  | 3.97 x 3.55 |
| Family/Dining Room/Bed 5 | 10'11 x 9'10 | 3.60 x 3.00 |
| Study Room               | 10'3 x 9'2   | 3.13 x 2.80 |
| Bedroom 1                | 12'0 x 11'6  | 3.67 x 3.50 |
| En Suite                 | 8'1 x 5'3    | 2.46 x 1.60 |
| Bedroom 2                | 13'1 x 11'7  | 4.00 x 3.54 |
| Bedroom 3                | 11'8 x 10'2  | 3.56 x 3.10 |
| Jack & Jill En Suite     | 7'10 x 6'6   | 2.40 x 1.98 |
| Bedroom 4                | 9'10 x 9'1   | 3.00 x 2.76 |
| Bathroom                 | 7'0 x 6'4    | 2.14 x 1.94 |







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