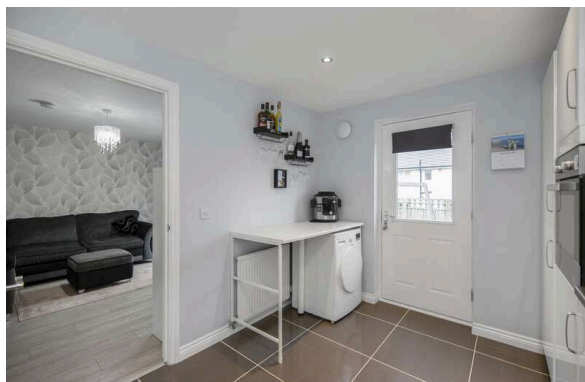




6 Rowan Place
EAST CALDER | EH53 0HQ


warners
solicitors & estate agents



6 Rowan Place

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Most appealing three bed semi-detached villa boasting beautifully presented family living space and a fully enclosed landscaped garden ideal for children. The highly regarded Calderwood development has its own playpark and community garden and borders the vast green space of Almondell and Calderood Country Park. Despite the rural feel, it's only a short journey from the A71, M8/M9 access, Kirknewton Railway Station and excellent amenities in neighbouring Livingston.

A generous sized public room has ample floor space for relaxation and dining, with French doors directly accessing a superb garden with low maintenance artificial lawn for children to play on, plus decking and patio areas for sitting out. Within the kitchen is a good range of sleek white units, contrasting worktops and integral appliances. There are three double sized bedroom upstairs, two of which have the benefit of built-in wardrobe space, and the principal bedroom is served by an en-suite shower-room. Completing the accommodation is a family bathroom and there's also a WC facility off the entrance hall downstairs.

- Superb child friendly location near open countryside
- Generous family accommodation
- Living/dining room with French doors
- Contemporary style fitted kitchen
- Three double sized bedrooms
- En-suite off principal room
- Family bathroom
- Entrance hallway
- Downstairs WC
- Garage
- Double monobloc drive
- Lovely private gardens front and rear
- Electric car charger installed

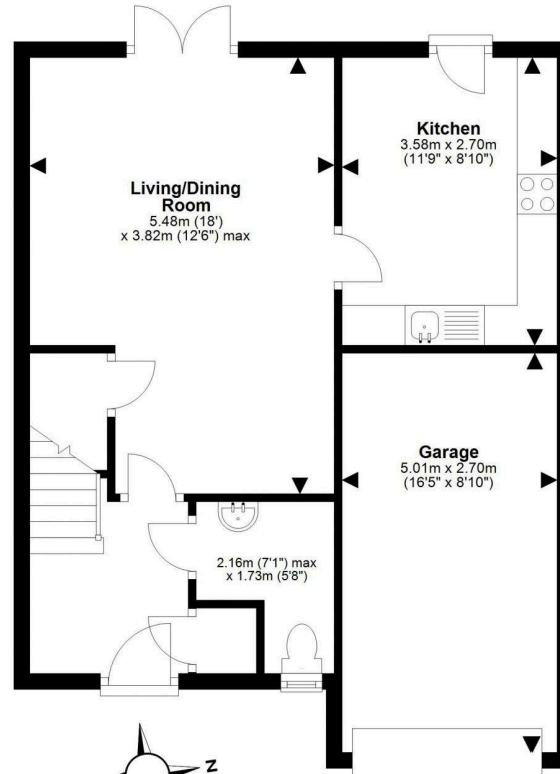
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing access to the main motorway network. Livingston is close by and has an excellent range of shopping facilities which include Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.

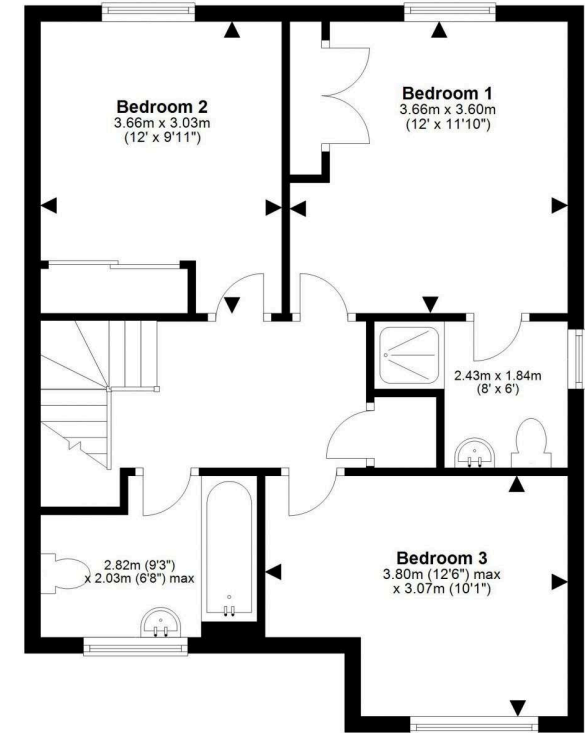
EPC C, Council tax E. Factoring costs are approx £280 per year, you can pay £70 per quarter, this covers the ground maintenance within the estate, although these can be subject to change. Fitted blinds in two of the bedrooms and integrated appliances such as fridge /freezer, dishwasher, washing machine, oven and cooker are included in this sale.





Ground Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



First Floor