



11 Brodie Place
EAST CALDER | LIVINGSTON | EH53 0TY


warners
solicitors & estate agents



11 Brodie Place

EAST CALDER | LIVINGSTON | EH53 0TY

Beautifully presented, four-bedroom detached family home offering well planned and flexible accommodation over two levels, forming part of a modern development in the popular village of East Calder in West Lothian.

This stunning home has been tastefully decorated throughout and is offered to the market in move-in condition. The living room is of an excellent size and the room is flooded with natural light and has attractive bookshelves. The large, open plan kitchen/dining room, is particularly spacious, and from here patio doors open out to the private rear garden which will be fantastic for enjoying the best of the summer weather. The fully fitted kitchen currently comprises a dining area, double oven, dishwasher, gas hob and fan. Upstairs, the principal bedroom benefits from a stylish ensuite shower room and plenty of integral cupboard storage. The three further bedrooms are all of a good size, with the second and third also benefitting from a Jack and Jill bathroom.

Completing the accommodation is the family bathroom with bath and WC. The property also benefits from an attic and externally front and rear gardens made up of raised beds, a lawn, decking, patio, front driveway and garage.

- Four-Bedroom detached, modern home
- Popular location
- Well maintained front and rear garden
- Spacious Living room
- Large, open plan kitchen/dining room
- Principal bedroom with ensuite shower room
- Three further bedrooms
- Jack and Jill Bathroom
- Further Family bathroom
- Driveway and Garage

Energy Rating A, Council Tax Band F

Factor fee calderwood Community Services approximately £28.51 monthly

All fixtures will be included in the sale, while fittings will not be included.

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.



