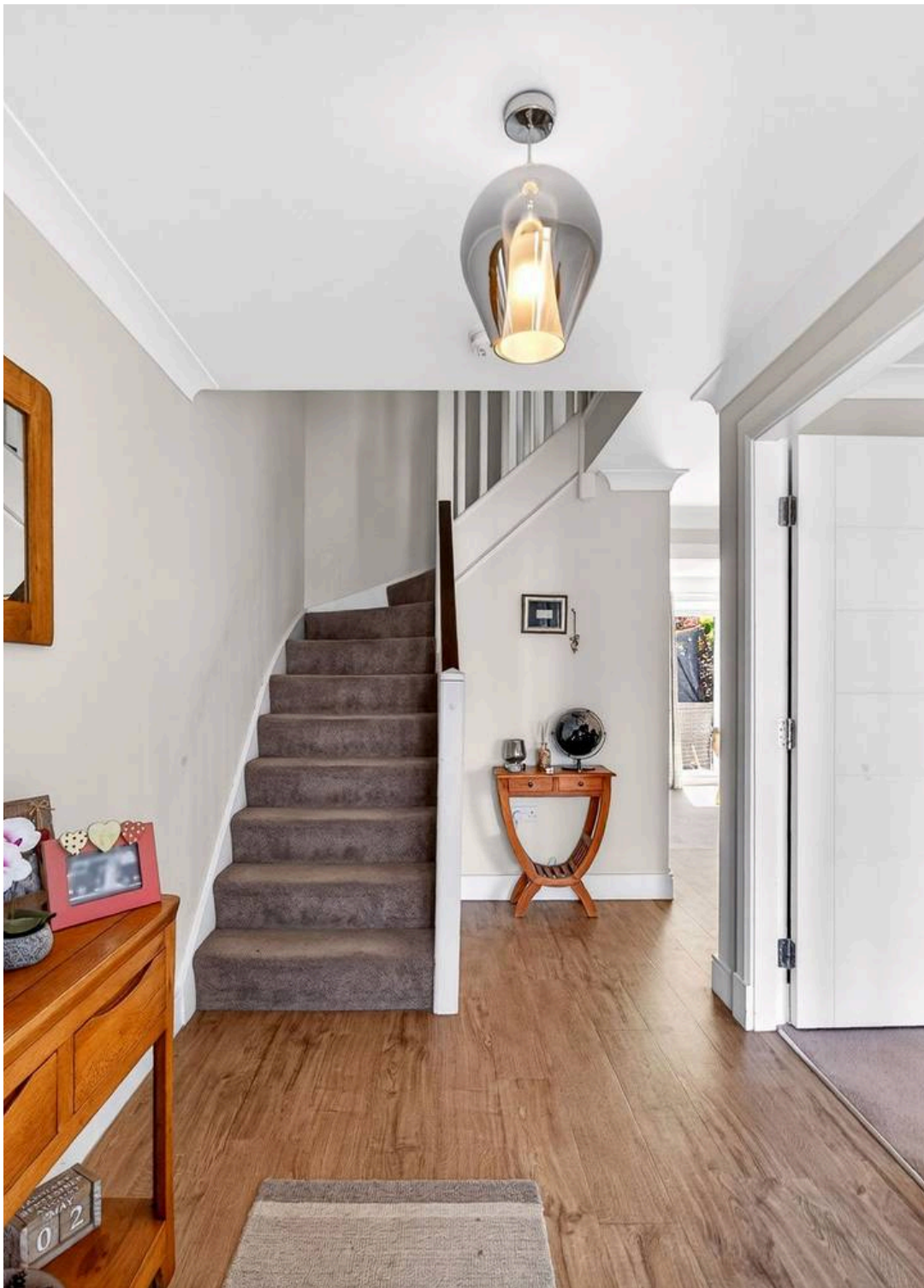




4 New Calder Mill Road, Mid Calder

RE/MAX SELECT



## 4 New Calder Mill Road

NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present this exceptional and rarely available 4-bedroom, 3-bathroom detached family residence, perfectly positioned within New Calder Mill Road - an elegant modern development by Robertson Homes, just moments from excellent local amenities. Internally, the home showcases luxurious contemporary interiors and is complemented by professionally landscaped gardens.

Upon entering the ground floor, you are welcomed by an impressive reception hallway finished in a refined contemporary palette with elegant neutral décor. To the right lies the exquisite front-facing lounge, a wonderfully spacious retreat enhanced by expansive windows that flood the room with natural light while maintaining excellent privacy. Spanning almost the full width of the home to the rear is the spectacular gourmet kitchen/diner, superbly appointed with high-gloss base and wall units, stylish flooring, ample appliance space, and patio doors opening onto the professionally landscaped rear garden. Adjacent is a practical utility room with access to the integral garage, while a beautifully finished two-piece W.C. completes the lower level.

The upper-level hosts four exceptionally spacious bedrooms and two further bathrooms. Positioned to the rear, the luxurious principal suite enjoys peaceful open aspects, chic neutral décor, extensive fitted wardrobes, and a stunning three-piece en-suite shower room. Bedrooms two through four are all generously proportioned doubles, beautifully styled in warm contemporary tones with vibrant touches of character throughout. Completing the accommodation is an elegant four-piece family bathroom, beautifully finished with ornate tiling.

Externally, the property is complemented by substantial mature gardens, professionally landscaped and wonderfully positioned to enjoy sunlight throughout the day. The front grounds feature an expansive lawn framed by mature planting and established shrubbery, alongside a generous double driveway leading to the integral garage. To the rear lies a truly exceptional outdoor setting, with sweeping lawns, raised planting beds, vibrant colour throughout, and an array of beautifully designed entertaining spaces including dual patios and terraces.







## **RE/MAX SELECT – *By Niall McCabe***

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