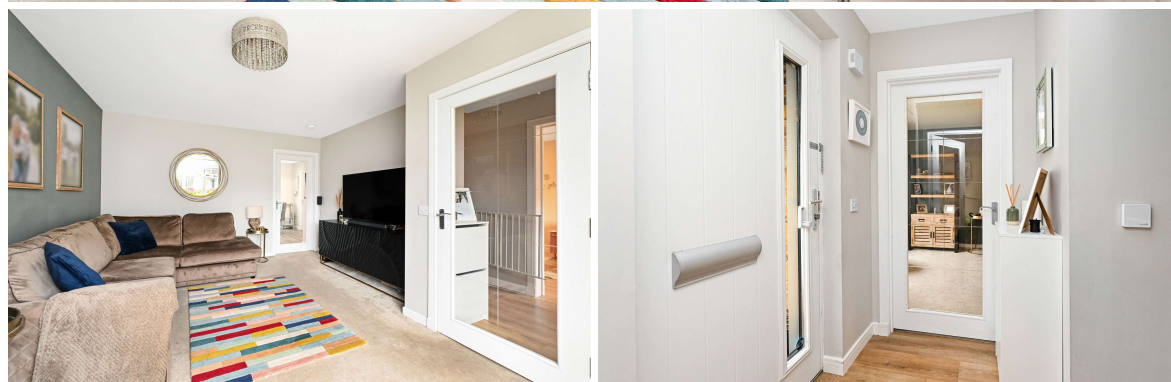




12 Baxter Road
LIVINGSTON | EAST CALDER | EH53 0QF


warners
solicitors & estate agents





12 Baxter Road

EAST CALDER | LIVINGSTON | EH53 0QF

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 town 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 to the front of the property is of an excellent size and the room is flooded with an abundance of natural light via a large picture window. A further front facing living room/ bedroom 5 is of a generous size. The dining kitchen is well appointed and fitted with modern high gloss floor and wall units, a range of integrated appliances and breakfast bar, and gives direct access to the fully enclosed rear garden. A handy utility room lies off the dining kitchen along with the wc. Upstairs, the principal bedroom benefits from a stylish en-suite shower room with mains shower cubicle, and good-sized fitted wardrobes. The three further bedrooms are all of a good size, one with storage, with each room having the potential to be utilised as a home office, study or gym, giving the property a good degree of flexibility, and a modern family bathroom with mains shower over bath completes the internal accommodation. The property further benefits from gas central heating, double glazing and good storage options and externally, there is a private front garden laid to lawn with a driveway, and the rear, a large enclosed rear garden with sunny patio and decking, shed and ideal bark play area.

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





- Beautifully presented four bedroom modern detached villa
- Popular location
- Flexible accommodation
- Spacious and bright front facing living room
- Further front facing room which could be utilised as bedroom 5
- Large dining kitchen fitted with modern high gloss units and breakfast bar with direct access to rear garden
- Utility room and wc
- Principal bedroom with en-suite shower room and fitted wardrobes
- Three further double bedrooms
- Family bathroom with shower over bath
- Front garden
- Driveway
- Enclosed rear garden with patio, decking and bark area ideal for children's play

Council Tax band: F

EPC rating: B

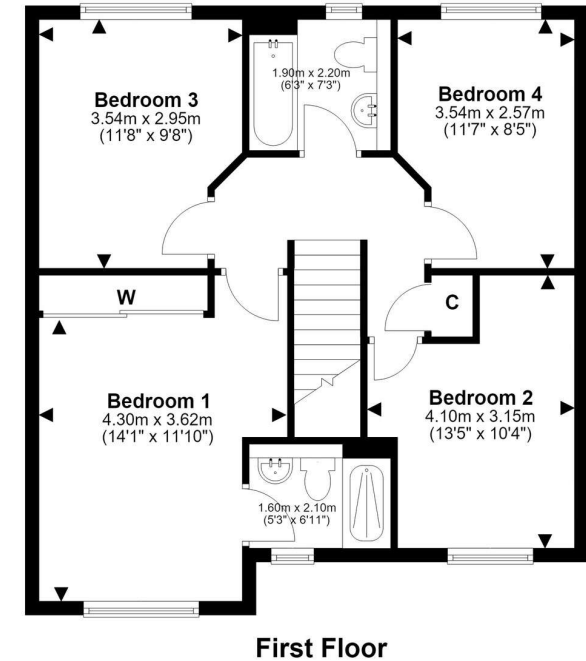
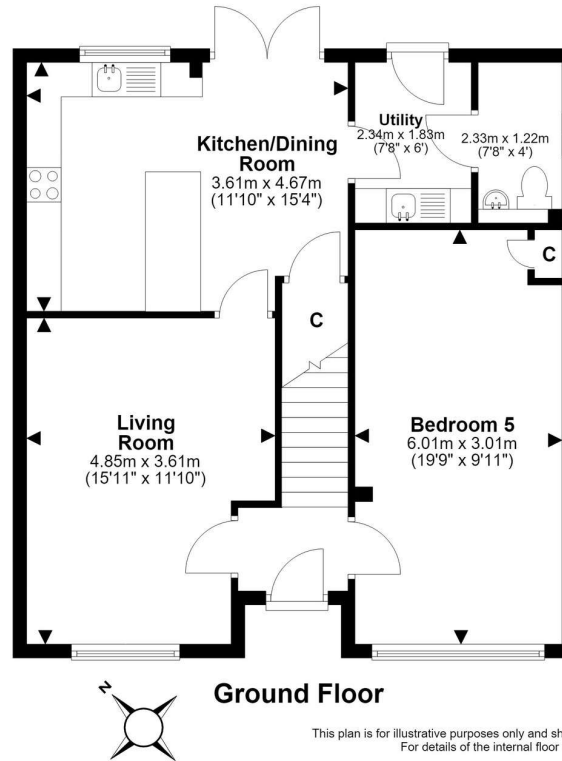
Extras to be included in sale: Integrated fridge freezer, dishwasher, oven and wine cooler. Blinds and curtain poles, all light fittings (except for livingroom and bedroom 1).



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.







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