McEwan Fraser Legal
Solicitors & Estate Agents

57 Oakbank Avenue

EAST CALDER, WEST LOTHIAN, EH53 0DS



AN ATTRACTIVE THREE-BEDROOM FAMILY HOME WITH GENEROUS GARDENS



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McEwan Fraser Legal is delighted to present this attractive three-bedroom semi-detached villa, set at the end of a cul-de-sac on Oakbank Avenue in East Calder. Particularly appealing to families, the property offers bright, well-proportioned accommodation over two levels and is presented in good internal order. Further benefits include a substantial driveway with parking for three or four vehicles, a detached garage and an enclosed rear garden, all within easy reach of local amenities, schools and excellent transport connections.

The front door opens into a welcoming hallway, which provides access to the living room and the stairs to the first-floor landing. The living room is a bright, comfortable space with ample room for freestanding furniture and the flexibility to accommodate different seating arrangements. A single door leads through to the dining kitchen, providing a convenient connection between the two main living spaces.

The Property









The dining kitchen offers plenty of space for a family dining table, along with a good range of base and wall-mounted kitchen units, and an island unit, providing ample storage and preparation space. Direct access from here to the rear garden makes this a particularly practical room for everyday family life, while also providing an easy transition between indoor and outdoor entertaining during the warmer months.









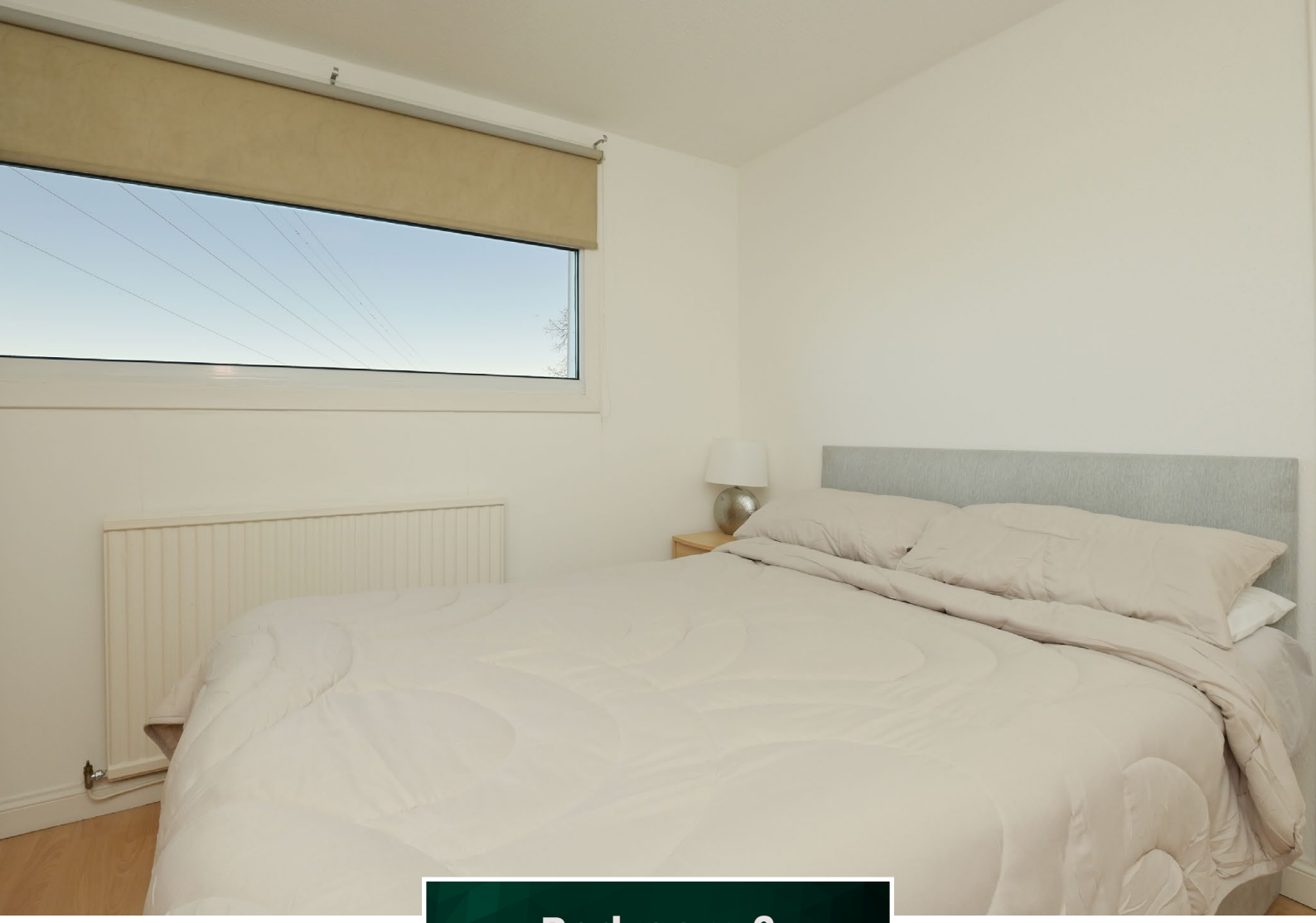


Upstairs, there are three bedrooms and a well-maintained family bathroom. The accommodation is well proportioned throughout and offers the flexibility a growing family needs, with the bedrooms equally suited to accommodating guests or creating a dedicated home office. Additional attic storage adds practicality, while gas central heating and double glazing contribute to the home's comfort and efficiency.









Bedroom 2



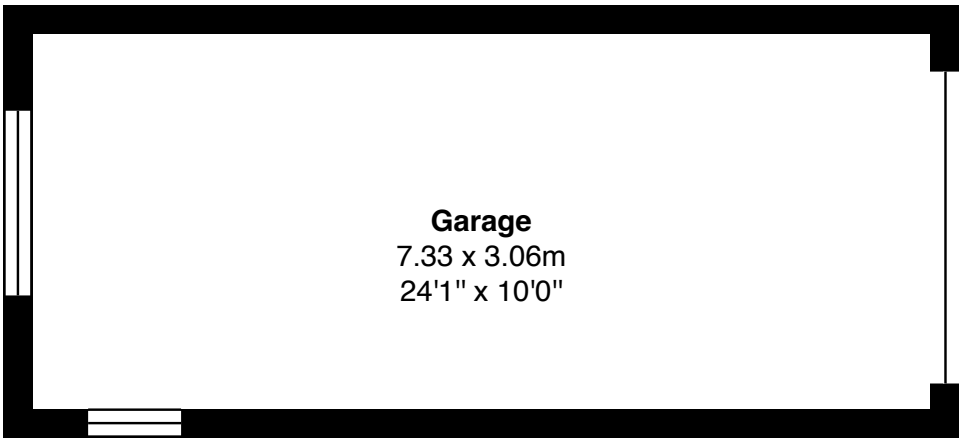


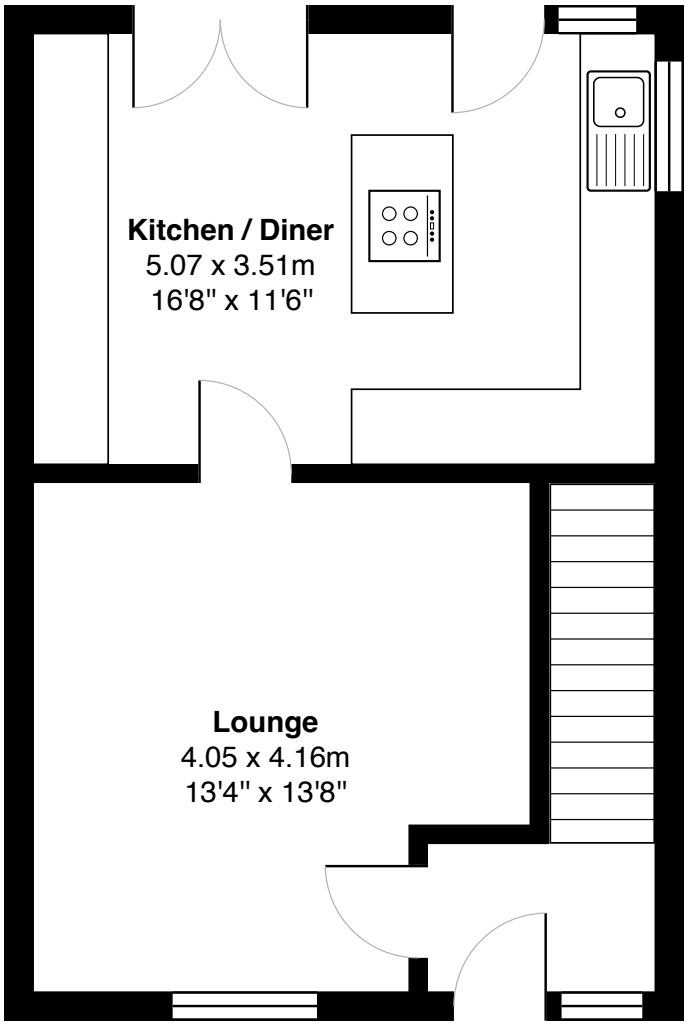
Bedroom 3

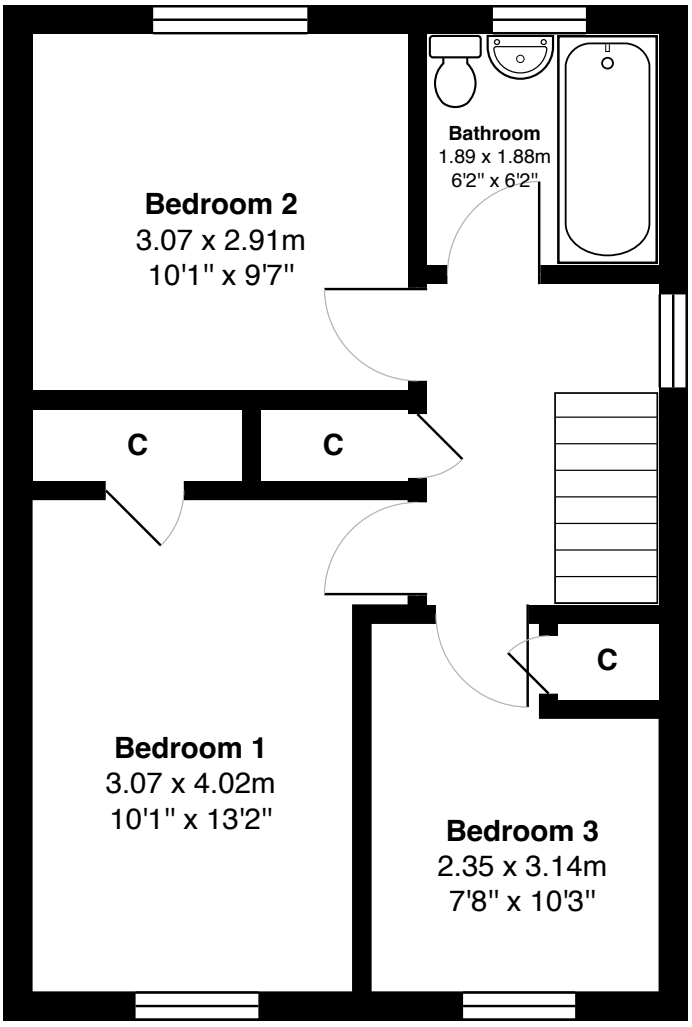












Gross internal floor area (m^2): $78m^2$

EPC Rating: C

Floor Plan



Externally, the property enjoys private gardens to both the front and rear. The front garden is laid to lawn, providing an attractive approach to the house, while the enclosed rear garden is particularly appealing. With a patio area and an artificial lawn, there is excellent space for outdoor dining, entertaining, and family activities, offering a pleasant and private setting to enjoy the warmer months.

A particular advantage of this property is the extensive off-street parking available. The substantial private driveway can comfortably accommodate three or four vehicles, a valuable feature for households with multiple cars or visiting family and friends. The driveway also provides access to a detached garage, offering secure parking, useful additional storage or potential workshop space.

Overall, this is an appealing, well-presented family home in a popular East Calder location, combining comfortable, versatile accommodation with excellent outdoor space, a detached garage and unusually generous private parking. Its position at the end of a cul-de-sac adds further appeal, particularly for families seeking a quieter residential setting. With local amenities, schools, recreational facilities, and convenient connections to Edinburgh all within easy reach, Oakbank Avenue offers an excellent opportunity for buyers seeking a practical, attractive home in an established West Lothian community.

The Property







East Calder is a popular, well-established West Lothian village combining traditional charm, recreation and convenient access to Edinburgh. Main Street offers shops and services, and the village has a welcoming community atmosphere and quieter pace of life. Outdoor leisure is an attraction: surrounding countryside has walking, running and cycling routes linking neighbouring communities and green spaces. Almondell and Calderwood Country Park offers woodland walks, riverside trails, picnic areas and nature. Sports and community facilities include Xcite sports centre for fitness and indoor sports, football pitches, bowling clubs and community sports groups; the Dave King Partnership Centre on Main Street houses the library and community facilities with classes, clubs and activities. Several established golf courses are available across West Lothian.

Livingston is a short drive away for The Centre and Designer Outlet shopping, restaurants, entertainment and leisure. Commuters benefit from the A71 to Edinburgh and Livingston, the wider motorway network and Edinburgh Airport, regular buses, and nearby railway stations serving Edinburgh and Glasgow. This mix of village amenities, recreation and accessibility appeals to buyers seeking countryside living with modern convenience.

The Location


Pizza Hut
LIVINGSTON
DESIGNER
OUTLET
VUE

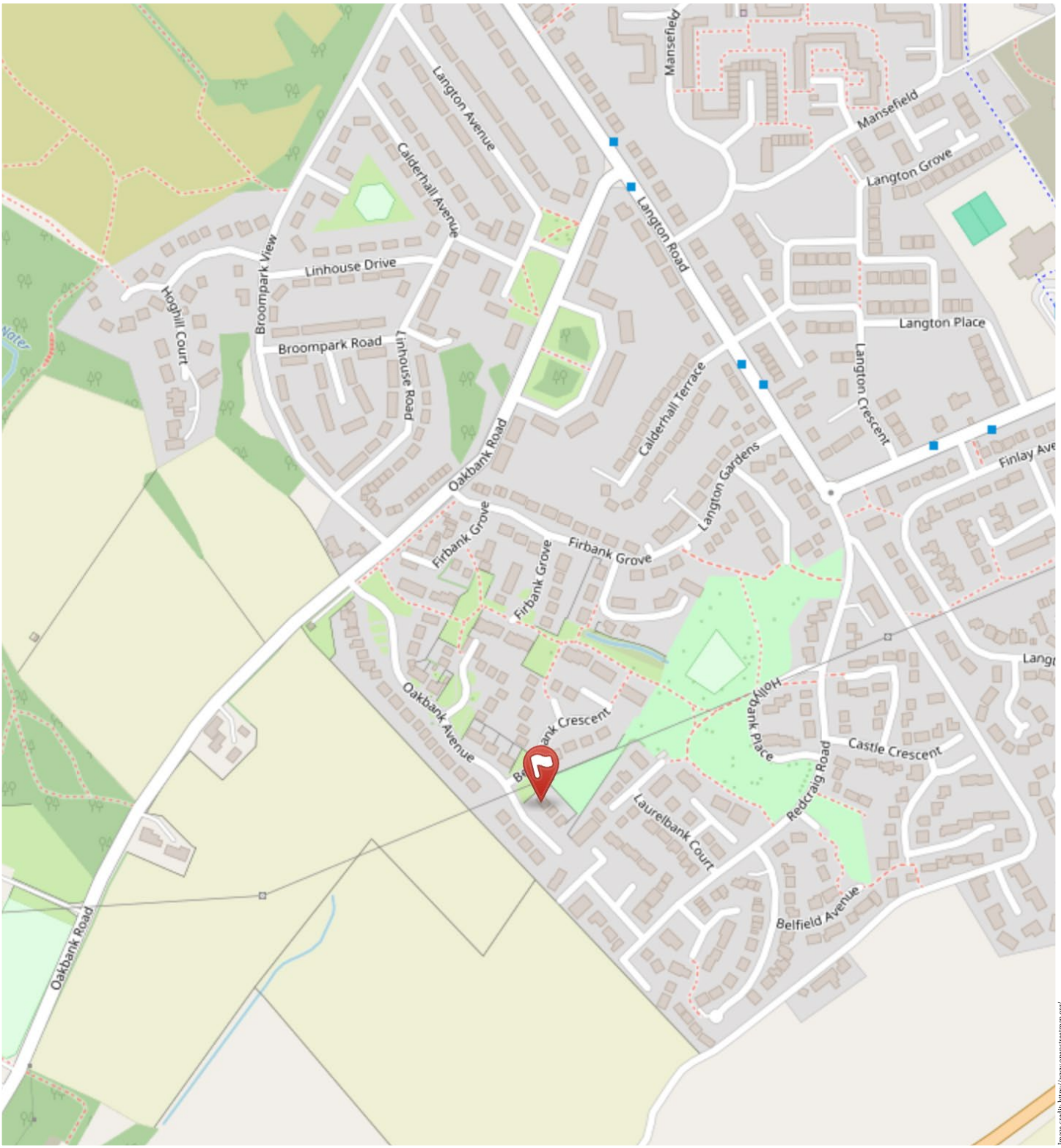


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