



Floor 1

Approximate total area[®]
1289 ft²
Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



6 Beech Lane
East Calder, EH53 0GW

DESCRIPTION

From the moment you step through the door, this beautiful four-bedroom home offers a wonderful sense of warmth, space and possibility. Thoughtfully designed for modern family living, it effortlessly combines stylish interiors with practical accommodation, creating the perfect setting for buyers looking to settle down and create a home that can grow alongside them for years to come.

The welcoming entrance hallway immediately creates a bright and airy first impression, leading through to a spacious living room positioned at the front of the property. Filled with natural light, this inviting space is perfectly suited to cosy evenings with family, entertaining friends or simply relaxing at the end of a busy day.

To the rear, the impressive kitchen diner forms the true heart of the home. Beautifully presented with contemporary finishes, a stylish breakfast island and ample room for family dining, it is a space designed around modern lifestyles. Large windows and French patio doors flood the room with natural light while creating a seamless connection to the private rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months. A convenient ground floor WC further enhances the practicality of the home.

Upstairs, four well-proportioned bedrooms provide exceptional flexibility for growing families, home working, hobbies or guest accommodation. The principal bedroom benefits from built-in storage and a modern en-suite shower room, while a second bedroom also enjoys its own en-suite, ideal for guests or older children. Two further bedrooms are served by a contemporary family bathroom complete with shower over bath.

Outside, the private rear garden offers an excellent extension of the living space. Combining decking, patio and lawn areas, it provides the perfect setting for outdoor dining, children's play and relaxing in the sunshine. To the front, a private driveway and garage offer excellent parking and additional storage.

Move-in ready and beautifully maintained throughout, this is a home that offers both immediate comfort and exciting potential to make it your own. Bright, versatile and wonderfully welcoming, it provides the ideal backdrop for family life and all the moments that come with it.

Key Features

- Beautifully presented four-bedroom family home
- Bright and spacious accommodation throughout
- Welcoming front-facing living room
- Stylish kitchen diner with breakfast island
- French patio doors to the rear garden
- Excellent indoor-outdoor flow
- Principal bedroom with en-suite shower room
- Second bedroom with en-suite shower room
- Two further versatile bedrooms
- Family bathroom with shower over bath
- Convenient ground floor WC
- Private rear garden with decking, patio and lawn
- Driveway and garage
- Ideal for growing families
- Move-in ready accommodation



LOCATION

Beech Lane enjoys a desirable setting within the sought-after village of East Calder, a location particularly popular with families and those looking to put down roots in a welcoming community. Offering the perfect balance of village charm and modern convenience, the area provides a relaxed pace of life while remaining exceptionally well connected. A range of local amenities, including shops, cafés, parks and well-regarded schooling, are all within easy reach, making day-to-day family life both convenient and enjoyable. For a wider selection of retail, dining and leisure facilities, Livingston is just a short drive away.

East Calder is also ideally positioned for commuters, with excellent transport links to Edinburgh and Glasgow via the nearby M8 motorway, as well as convenient rail connections and Edinburgh Airport close at hand. Combining a strong sense of community, excellent amenities and fantastic connectivity, East Calder continues to be a highly desirable location for first-time buyers, growing families and those seeking a place to call home for years to come.

