



47 Douglas Road
EAST CALDER | EH53 0FW


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Situated in a modern development in East Calder, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living with generous accommodation, making it an ideal choice for families, first-time buyers, and professionals alike.

Accommodation comprises a bright and inviting entrance hallway. The spacious and airy living room provides the perfect space to relax or entertain, benefiting from an abundance of natural light. To the rear of the property is a modern, well-appointed kitchen featuring ample worktop space, a range of floor and wall-mounted units, and plenty of storage, creating a practical and attractive space for everyday living. Completing the ground floor is a convenient WC. Upstairs, the impressive principal bedroom benefits from built-in storage and a stylish en-suite shower room. There are two further well-proportioned bedrooms, ideal for children, guests, or a home office, along with a contemporary family bathroom. Externally there is a driveway and integral garage. The fully enclosed rear garden is laid with artificial grass.

- Modern three bedroom semi detached house
- Driveway and garage
- Fully enclosed rear garden with artificial grass
- Excellent transport links
- Double glazing
- Gas central heating

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



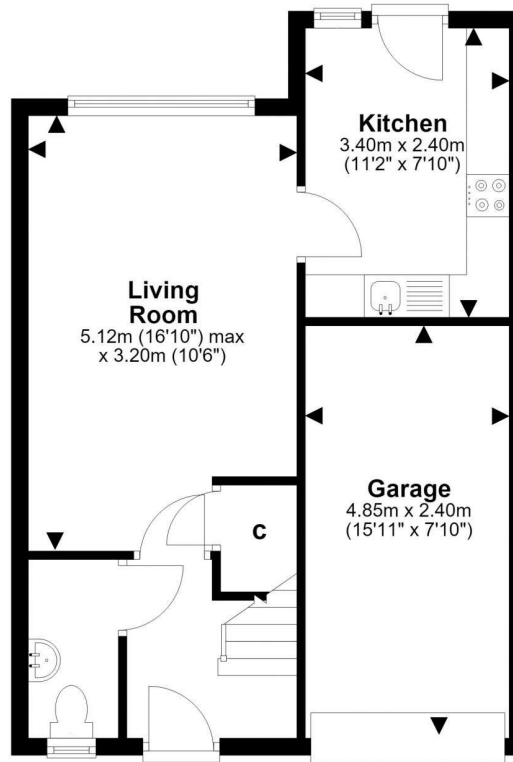
The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing 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.

Energy rating B, Council tax band D. Factor is managed by First Port Management and costs around £125 per year.

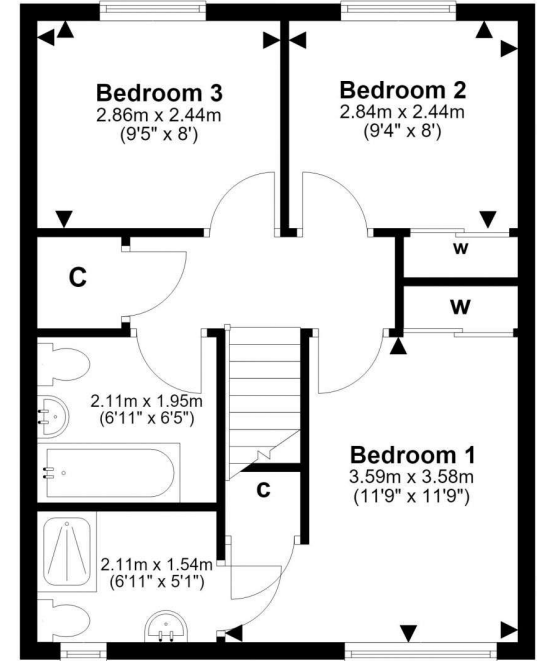
Extras included in this sale will be blinds, oven and tool holders on the wall in the back garden.

Fridge and washing machine could also be available in this sale.





Ground Floor



First Floor



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.