



3 Anstruther Drive

East Calder | West Lothian | EH53 OPS

Beautifully presented throughout, this impressive Miller Homes 'Fraser' linked detached villa forms part of the highly sought after Calderwood development in East Calder. Offering spacious, contemporary accommodation finished to a high standard, the property is perfectly suited to modern family living and further benefits from well maintained private gardens, a driveway and an integral garage. Conveniently located close to excellent local amenities, transport links and attractive green spaces, this superb home is presented in true move in condition.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band - F



Description

You enter a welcoming hallway with storage and a convenient WC, and to your right lies the elegant lounge featuring a box bay window. To the rear of the property is the stylish dining kitchen, fitted with a range of wall and base units with co-ordinated worktops, integrated appliances and a door opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, the landing provides additional storage and gives access to the principal bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms, and the family bathroom fitted with a crisp white suite, heated towel rail and rainfall shower. Further benefits include gas central heating, double glazing and solar panels.



Extras

Included in the sale will be all fitted blinds, the 5 ring gas hob and double oven, and integrated fridge/freezer, dishwasher and washing machine.

Gardens and Parking

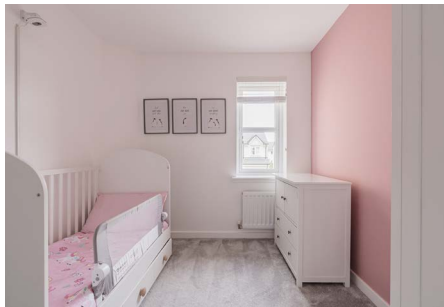
A well maintained front garden creates an attractive welcome, and to the rear lies a fully enclosed garden laid to lawn with a patio area, offering an ideal space for relaxing or entertaining during the warmer months, as well as a safe environment for children and pets to enjoy. The integral garage has an up and over door, power and light, while a long driveway provides off street parking, with additional on street parking also available.

Factoring

The common grounds around the development are maintained by Calderwood Community Services at a cost of approximately £25 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





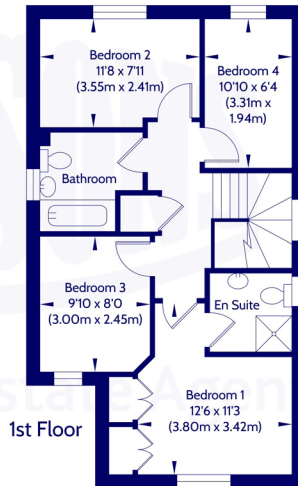
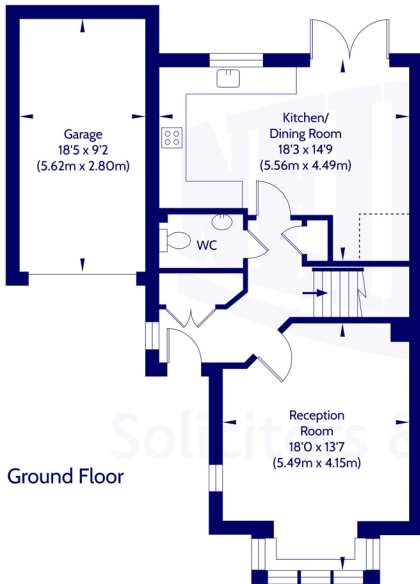
Location

Anstruther Drive forms part of the enviable modern Calderwood estate. It is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links via bus services, nearby railway station and the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is closeby and offers a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including a multi-screen cinema together with many popular high street shops, restaurants and leisure facilities. Within the Calderwood estate itself is a popular café and play park together with a reputable nursery and primary school with secondary schooling available in Livingstone and West Calder.





Approx. Gross Internal Floor Area 108 Sq M / 1165 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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