



DESCRIPTION

This attractive three bedroom semi detached home in the sought-after Calderwood development, offers modern living in a peaceful and family-friendly setting.

Key features include a bright open plan lounge/diner with garden outlooks, a contemporary fitted kitchen with integrated appliances, ground floor WC, and three double bedrooms, including a main bedroom with en-suite. The family bathroom is fitted with a shower over bath.

Externally, there is a private rear garden with slabbed patio, a double driveway providing parking for multiple vehicles, and a single garage.

Located in a well-connected area, the property is ideal for commuters with easy access to Edinburgh and Glasgow via nearby bus routes and Kirknewton train station, while also benefiting from local amenities, parks, and walking routes close by.

The property comprises of :

- Welcoming hallway
- Ground floor WC
- Open plan lounge/diner with beautiful outlooks to the garden
- Modern fitted kitchen with integrated appliances
- Main bedroom with modern en-suite
- Family bathroom with shower over bath
- Further 2 double bedrooms
- Private rear garden with slabbed patio
- Driveway for several cars
- Single garage

Viewing by appointment with Gibson Estate Agents



LOCATION

East Calder is a beautiful village located in West Lothian, Scotland. It is situated approximately 10 miles west of Edinburgh city center, making it an ideal location for those who want to enjoy the tranquil countryside while still being close to the city. The new Calderwood development in East Calder offers a range of modern and stylish properties, including apartments, townhouses, and detached houses. The development is conveniently located close to local amenities, such as supermarkets, cafes, and restaurants. It is also in close proximity to schools and nurseries, making it an ideal location for families. The development has easy access to the M8 motorway, providing excellent transport links to Edinburgh and Glasgow. With its stunning views, peaceful surroundings, and excellent location, East Calder is the perfect place to call home.

