



1 Seven Wells Crescent, East Calder, EH53 0GT



Looking to Secure a Modern Detached Home with New Build Warranty in East Calder? This Could be the One!

3 Bedroom Detached Home with Garden Room / Home Gym in Seven Wells Crescent.

Set within a popular, family friendly development in Seven Wells Crescent - this beautifully presented 3-bedroom detached home offers stylish, move-in ready living with the added reassurance of a remaining new build warranty. A welcoming hallway leads to a bright front-facing lounge, while the modern kitchen/diner to the rear features sleek cabinetry, integrated appliances and French doors opening onto the garden create a lovely entertaining space. A handy ground floor WC completes the lower level. Upstairs, the main bedroom benefits from fitted storage and a contemporary en-suite, alongside a generous second bedroom and versatile third bedroom, served by a modern family bathroom. Outside, there is a monobloc driveway for off-street parking and a fully enclosed rear garden with patio and lawn. A substantial garden room, currently set up as a home gym, offers fantastic additional space for home working or hobbies.

Key Property Features:

- New Build Warranty Remaining
- 3 Bedrooms with En-suite in Main Bedroom
- Modern Kitchen/ Diner with French Doors
- Fantastic Garden Room currently set up as a Home Gym
- Driveway for off-street parking
- Family Bathroom and Convenience Downstairs Toilet





The new Calderwood development is a growing community with modern facilities, including a brand-new Primary School and Nursery. Current plans include a small retail outlet including a Sainsbury. The electric club car and electric bikes have been an added bonus to the Calderwood Village. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The town has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks. Outdoor enthusiasts will appreciate the abundance of green spaces nearby, with Almondell and Calderwood Country Park offering picturesque woodland walks, cycle routes, play areas, and river trails right on the doorstep.

Front Garden

An inviting approach features an area finished with grass, offering a practical and tidy outdoor space. There is a pathway to the front door and around to the rear garden.

Front Garden & Driveway

The property benefits from a generous monobloc driveway providing off-street parking, with a paved pathway leading directly from the driveway to the front door. The front garden is mainly laid to lawn with decorative stone borders and established planting, creating a neat and low-maintenance outdoor space. The driveway continues along the side of the property, offering additional access and practicality.

Entrance Hallway

A bright and welcoming entrance hallway creating a strong first impression on arrival. Finished with light wood flooring and neutral décor, the space feels open and well-presented throughout. The hallway provides access to the main living areas and staircase to the upper level, and is complete with a radiator, ceiling-mounted light fitting and front-facing glazed door allowing natural light to flow into the space.

Lounge

3.206m x 5.606m (10'06" x 18'04")

A bright and well-proportioned lounge positioned to the front of the property. Finished with soft carpeted flooring and neutral décor, the room is enhanced by a striking feature wall adding warmth and character. The large front-facing window provides excellent natural light, while the generous proportions allow space for a full range of lounge furniture. Complete with radiator, power points and ceiling-mounted light fitting, this is a comfortable and inviting main living space.

Kitchen/Diner

5.589m x 2.953m (18'04" x 09'08")

A bright and well-designed kitchen/diner offering excellent proportions and a practical layout. The kitchen is fitted with modern white cabinetry and complementary worktops, with integrated appliances including a built-in double oven, gas hob with extractor, and built-in fridge freezer, along with space for additional freestanding appliances.

The dining area is positioned beside French doors leading directly to the rear garden, allowing plenty of natural light and creating an ideal space for everyday family dining or entertaining. Finished with wood-effect flooring and neutral décor throughout, this is a stylish and functional heart of the home.

Living Level Toilet

2.164m x 1.359m (07'01" x 04'05")

A modern and well-presented ground floor toilet finished with painted walls, a tiled splash back and tiled concealed cistern surround. The suite comprises a wash hand basin and back-to-wall toilet. A glazed window to the side of the property provides natural light, and the room is further enhanced by a radiator, ceiling-mounted light fitting and extractor fan.

Stairs and Landing

Carpeted staircase leading to the upper level with white balustrade and neutral décor throughout, creating a bright and well-presented transition between floors. The upper landing provides access to all bedrooms and the family bathroom and benefits from a ceiling-mounted light fitting and loft hatch. The attic space is partially floored, offering useful additional storage.

Main Bedroom

3.783m x 3.230m (12'04" x 10'07")

A generously proportioned main bedroom positioned to the front of the property, enjoying excellent natural light and a bright, airy feel. The room is finished with grey fitted carpet and neutral décor, offering a versatile backdrop for a range of furnishings. A built-in wardrobe provides convenient storage, while French doors with a Juliet balcony add both charm and an open outlook. The space is further complemented by a radiator, multiple power points and a ceiling-mounted pendant light.



En Suite

2.047m x 1.705m (06'08" x 05'07")

A contemporary en-suite comprising a sleek shower enclosure with sliding glass doors and modern wall panelling, a back-to-wall toilet, and a wall-mounted wash hand basin with tiled backsplash and surround. The room is finished with wood-effect flooring and benefits from a frosted window allowing natural light while maintaining privacy. Further features include a radiator, ceiling-mounted light fitting and extractor fan.

Second Bedroom

3.153m x 3.003m (10'04" x 09'10")

A bright and spacious second bedroom offering excellent flexibility of use. The room benefits from a front-facing window allowing plenty of natural light, along with soft carpeted flooring and neutral finishes throughout. There is ample space for a double bed and accompanying furniture, making this an ideal guest bedroom, child's room or dedicated workspace. The room is completed with a radiator and ceiling light fitting.





Third Bedroom

2.998m x 2.308m (09'10" x 07'06")

A bright and versatile third bedroom finished with grey carpeted flooring and contrasting green painted walls.

The room benefits from a window allowing good natural light and offers space for a single bed and additional furniture. Complete with radiator, power points and ceiling pendant light fitting, this room would work well as a child's bedroom, nursery or home working space.

Main Bedroom

Family Bathroom

2.577m x 2.113m (08'05" x 06'11")

A stylish and well-appointed family bathroom fitted with a modern three-piece suite comprising a bath with overhead shower and glass screen, wash hand basin and back-to-wall toilet.

The room is finished with wood-effect laminate flooring, tiled surrounds to the sink and toilet, and contemporary wet wall panelling to the bath area. A frosted window provides natural light while maintaining privacy, and the space is completed with a radiator, ceiling-mounted light fitting and extractor fan.



Rear Garden

The rear garden is fully enclosed, creating a private and secure outdoor space ideal for families and entertaining. A generous paved patio offers excellent space for outdoor seating and dining, with the remainder laid to lawn providing plenty of room for children or pets to enjoy.

A substantial timber outbuilding adds fantastic versatility and is currently utilised as a home gym. This flexible space could easily be adapted to suit a variety of uses including a home office, studio or hobby room, making it a real added benefit to the property.

Additional Items:

Tenure: freehold. | Council Tax Band: E

Factor Fee: Calderwood Community Services - £25.09 per month.

There is unrestricted parking at the property. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING: Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS: All offers should be submitted to: RE/MAX Property, RE/MAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST: It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

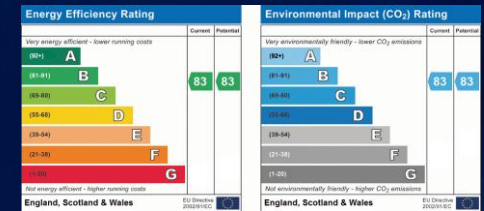
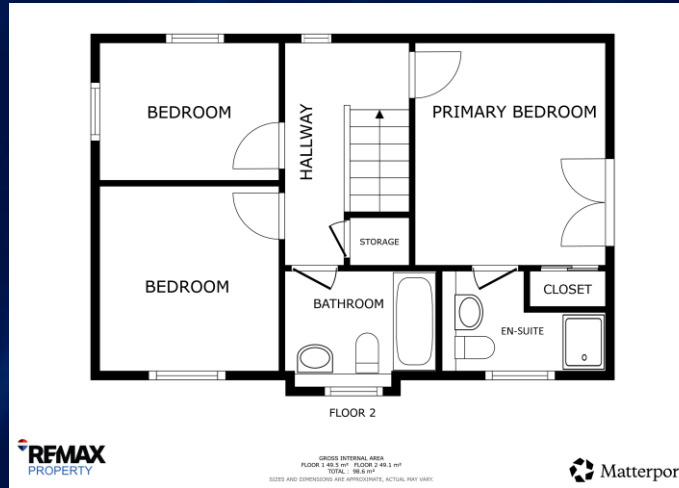
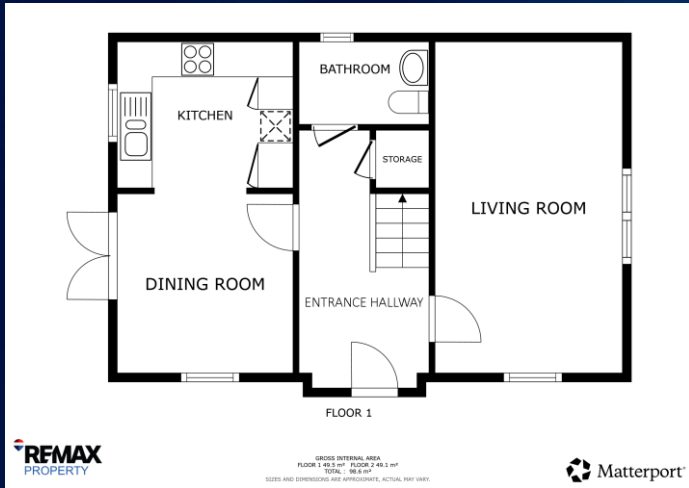
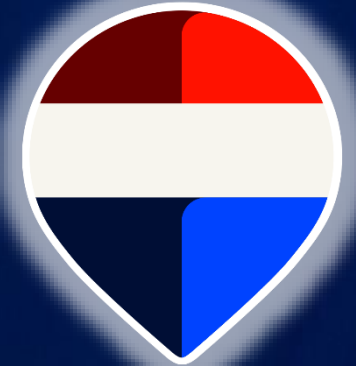
THINKING OF SELLING: To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.







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