



Solicitors & Estate Agents



Offers Over

£365,000

19 Blair Road

East Calder | West Lothian | EH53 OTU

Well presented throughout, this impressive four bedroom detached 'Maxwell' villa by Taylor Wimpey enjoys a peaceful setting within a sought after modern development in East Calder. Offering bright, generously proportioned accommodation, together with private gardens, a garage and driveway, the property is ideally suited to modern family living.

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



Description

On the ground floor, a welcoming hallway with a convenient WC provides access to the integral garage. Positioned to the front of the property is a comfortable reception room, while to the rear the dining kitchen is fitted with a range of sleek white wall and base units and features doors opening onto the garden, creating a wonderful setting for everyday life as well as indoor and outdoor entertaining. A useful utility room is located just off the kitchen.

Upstairs, there are four double bedrooms, all with built-in wardrobes, with the principal bedroom further enhanced by an en-suite shower room. Completing the accommodation is the family bathroom, fitted with a contemporary white four piece suite including a bath and separate shower cubicle, while a heated towel rail adds a practical finishing touch. Further benefits include gas central heating, double glazing and solar panels.



Extras

Included in the sale will be the blinds, 5 ring gas hob and electric oven, and integrated appliances which comprise of fridge/freezer, washing machine, and dishwasher. Please note the garden shed and pergola will be removed.

Gardens and Parking

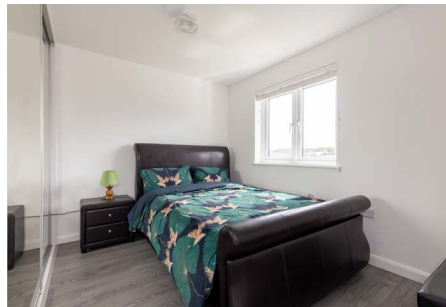
A neat front lawn creates an attractive approach to the property, while to the rear a fully enclosed garden is laid to lawn with a patio, offering a lovely space for outdoor dining and relaxing during the warmer months, along with plenty of room for children and pets to play. The integral garage features a roller door together with power and light, and a double driveway provides off street parking along with an EV charging point.

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).





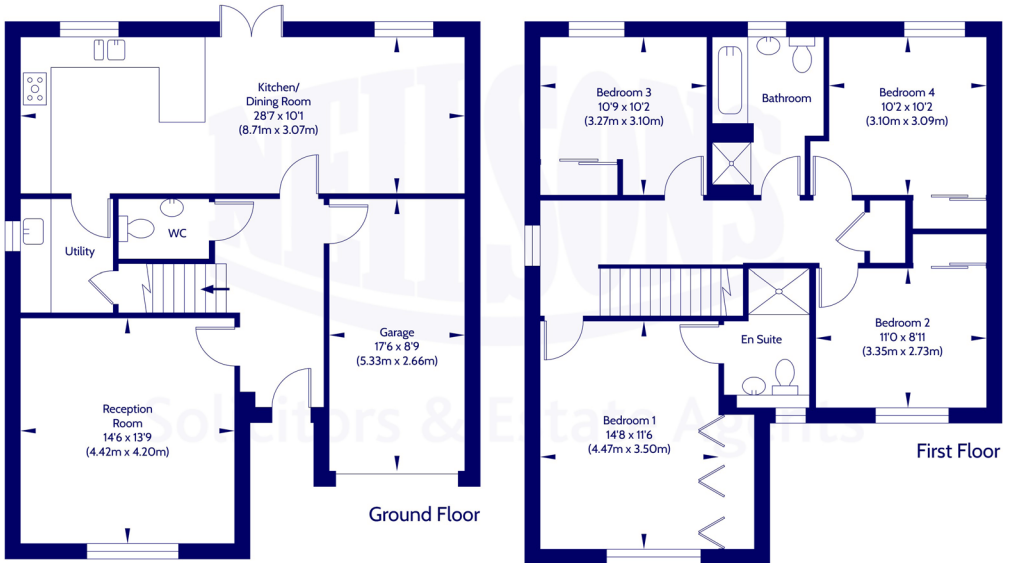
Location

Blair Road 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 138.67 Sq M / 1493 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

