



7 Baxter Road, East Calder, EH53 0QF



REMAX PROPERTY

This exceptional detached home, set within the highly sought after Calderwood development, is just six years old and presented in immaculate, walk in condition. Ideal for families, couples, or those seeking flexible living with space for both bedrooms and a home office, the property combines modern style with everyday comfort.

Boasting a garage, a private rear garden with a pleasant outlook, and energy efficient solar panels, this home is perfectly suited to contemporary living.

Lorna MacDonald and REMAX Property are delighted to bring this beautifully maintained three bedroom property to the market.

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village 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 village 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, hairdressers, a local pub and takeaways. 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.

Front Garden

The welcoming approach is beautifully presented, featuring a neatly maintained lawn with a tree framed by hedging. A monoblock double driveway provides convenient access to both the front door and the garage. The property also enjoys an attractive open outlook across a well-kept communal green space.

Entrance Vestibule

The inviting vestibule is entered through a partially glazed composite door. The modern design features fresh white painted walls, complemented by sleek laminate flooring, for a polished look. Finishing touches include a ceiling light, a smoke detector, power points and a radiator, creating a stylish and practical entryway.





Lounge Diner

6.949m x 4.729m (22'09" x 15'06")

This inviting room features crisp white walls that create a fresh, modern atmosphere, complemented by new laminate flooring. A large front facing window and rear French doors flood the space with natural light, while downlights ensures it remains ambient and welcoming throughout the day. The room is completed with power points, a smoke detector, and two radiators.

Kitchen

3.243m x 3.764m (10'07" x 12'04")

This thoughtfully designed kitchen perfectly balances style and practicality, featuring a range of wall and base units with sleek white gloss frontages, complemented by modern grey worktops with matching upstands and splashback. Fresh white walls and wood effect vinyl flooring enhance the bright, contemporary feel of the space.

Fully equipped for modern living, the kitchen includes an eye level oven, four ring induction hob with integrated extractor hood, as well as an integrated fridge freezer and washing machine. A stainless steel one and a half bowl sink with drainer and mixer tap is neatly positioned overlooking the garden.

Natural light pours in through the rear facing window and half glazed side door, while a ceiling light provides additional illumination. The room is further enhanced by power points, a radiator, extractor fan, and heat detector for added comfort and safety. A walk in cupboard with its own ceiling light offers excellent additional storage.

Living Level Toilet

2.191m x 0.910m (7'02" x 2'11")

An essential space for modern living, this room is finished in a fresh, contemporary style with crisp white painted walls, complemented by half height grey tiling. Laminate flooring and fitted mirrors on two walls enhance both light and the sense of space.

The suite comprises a back to wall toilet and a wall hung sink, creating a clean and streamlined look. A front facing window provides natural light, while a ceiling light, radiator, and extractor fan ensure comfort and practicality.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by white painted walls. A window to the side allows natural light into the area. Finishing touches include two ceiling lights, a smoke detector, power points, a radiator and an attic hatch.

Primary Bedroom

3.418m x 3.820m (11'02" x 12'06")

This charming room features white painted walls and cosy carpeted flooring. A built in wardrobe provides great storage space, enhancing the room's practicality. A rear facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

En-Suite Shower

2.169m x 1.201m (7'01" x 3'11")

This tastefully presented shower room combines style and practicality, with crisp white painted walls and grey tiling, enhanced by a fitted mirror and black vinyl tile flooring to create a fresh, contemporary feel.

The suite comprises a sleek shower enclosure with a mains shower, framed by modern grey tiling, alongside a wall hung sink and a back to wall toilet. A rear facing window allows natural light to fill the space, complemented by a ceiling light and downlight for added illumination. Additional features include a radiator and extractor fan.

Bedroom Two

2.569m x 3.781m (8'05" x 12'04")

This great second double bedroom is tastefully finished with white painted walls and carpeted flooring, creating a warm and inviting ambiance. A front facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. The room also benefits from a fitted wardrobe providing storage space, power points and a radiator.

Bedroom Three

2.565m x 2.825m (8'05" x 9'03")

This well appointed third bedroom features white walls and carpet to the floor, creating a comfortable ambiance. A front facing window welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

Bathroom

2.186m x 1.692m (7'02" x 5'06")

This stylish family bathroom blends practicality with modern elegance. Durable black vinyl tile flooring pairs beautifully with crisp white walls, light grey tiling, and a fitted mirror, creating a fresh, low maintenance finish. A side facing window allows natural light to fill the room, complemented by a ceiling light, enhancing the bright and welcoming atmosphere.

The contemporary suite comprises a bath with mains handheld shower, a back to wall toilet, and a wall hung sink, delivering a sleek and streamlined design.

Completing the space are a radiator and an extractor fan.

Rear Garden

This charming private rear garden perfectly balances greenery with practicality. Predominantly paved, it also features a timber decking area and a turfed section, providing an ideal setting for both relaxation and entertaining. Fully enclosed by privacy fencing, the garden offers a secure and secluded outdoor space, with a gate allowing convenient access to the front.

Additional features include an outdoor tap, soffit downlighting around the property, and a storage shed with lighting and power running the length of the house. The hot tub is available by negotiation. Whether unwinding in peace or hosting guests, this versatile garden offers a delightful outdoor retreat.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

Solar panels are included. Solar battery storage is negotiable.

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 Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

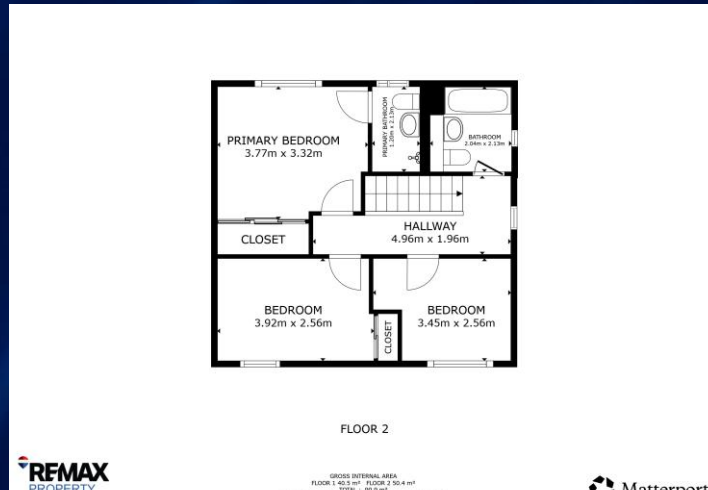
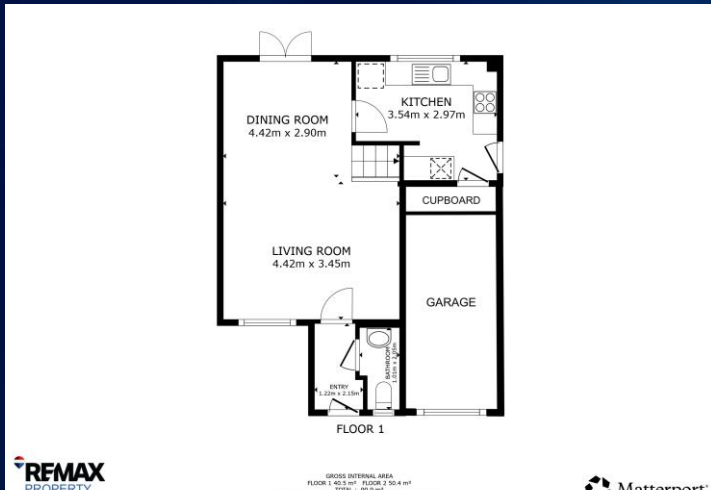
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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"Nobody in the world sells more property than REMAX"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	83	83

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England, Scotland & Wales



REMAX Property

13b Fairbairn Road, Livingston, EH54 6TS
 ☎ : 01506 418 555 📧 : livingston@remax-scotland.homes
www.remax-livingston.net

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Lorna MacDonald
 07778547461
lmacdonald@remax-scotland.homes

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