



Plot 83, The Darroch, Oakbank Road, East Calder

RE/MAX SELECT



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NIAL MCCABE & RE/MAX SELECT (BATHGATE) are thrilled to welcome to the market Plot 83, Oakbank Road. The 'Darroch' is a stunning 4-bedroom, 3-bathroom detached family home, set within the highly sought-after Miller Homes development - called East Calder Oaks, in East Calder. Boasting an impressive sleek specification, a superbly designed floorplan and generous living accommodation throughout, this substantial family villa is ready for immediate entry and represents an excellent opportunity to acquire a premium new-build property in a desirable setting.

The ground floor enjoys a beautiful lounge, enjoying plush carpeting and large windows that flood the room with light. To the rear, a superb kitchen/diner spans nearly the full width of the property, creating an impressive and versatile setting for both everyday living and entertaining, with an excellent range of wall-mounted and base units. A well-appointed utility room sits nearby, and an additional bedroom is located on this floor - and could be used flexibly. Finally, a stylish two-piece WC completes the accommodation on this level.

The first floor also impresses; boasting three generously proportioned bedrooms and three modern bathrooms, all finished with fresh neutral décor and high-end flooring. The main bedroom benefits from impressive views, while Bedrooms 2 & 3 enjoys the added luxury of a stylish en-suite shower room, and are easily interchangeable. A stunning four-piece family bathroom completes the level, featuring elegant stylish tiling.

Externally, the home boasts lovely front & rear gardens, amazing privacy and a large driveway with access to a detached garage.

Overall Floor Area: 1412ft² / 131.18m²

Energy Rating: B

Annual service charges / management services: £234.5







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