



59 Blair Road, East Calder

Fixed Price £395,000





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.

This stylish and well appointed four bedroom detached house, designed by Taylor Wimpey, is ideally situated within the sought after Calderwood development and offers an exceptional standard of contemporary family living.

The property is presented in walk in condition, with beautiful features that enhance its modern appeal, and boasts four generously sized double bedrooms, providing ample space for families or those seeking versatile accommodation. The principal bedroom benefits from a sleek en-suite shower room and built in wardrobes, while the remaining bedrooms are served by a spacious family bathroom located upstairs.

A further convenience is the downstairs W/C, catering to busy households and guests alike. The bright and welcoming lounge area, featuring



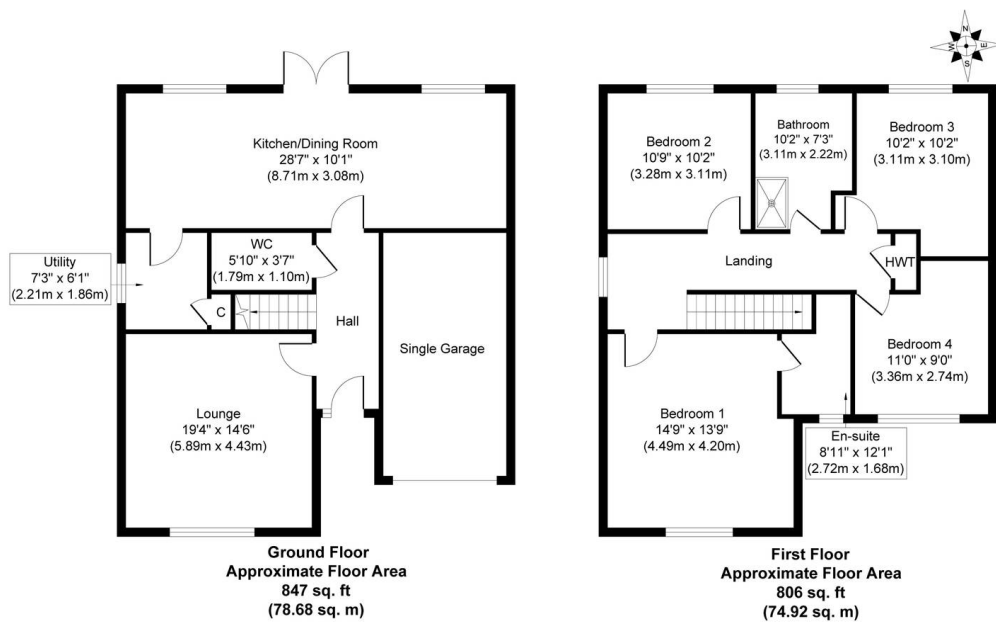
## 59 Blair Road

East Calder, Livingston

- Stylish And Well Appointed Four Bedroom Detached House Designed By Taylor Wimpey
- Four Double Bedrooms
- Located Within The Popular Calderwood Development
- Bright And Welcoming Lounge Area With Large Front Facing Window
- Easy Access To Travel Links Into Edinburgh And Approximately One Mile From Kirknewton Train Station
- Spacious Modern Kitchen And Dining Area With Patio Doors Leading Onto Rear Garden
- Walk In Condition With Beautiful Features
- Principle Bedroom With En-Suite And Built In Wardrobes
- Integral Garage And Double Driveway
- Family Bathroom Upstairs En-Suite and Downstairs W/C
- Fully Landscaped North Facing Rear Garden



Stylish four bed detached home in Calderwood with en-suite, modern kitchen, garage, double driveway, enclosed garden, and great Edinburgh links. Walk in condition. Early viewing advised.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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