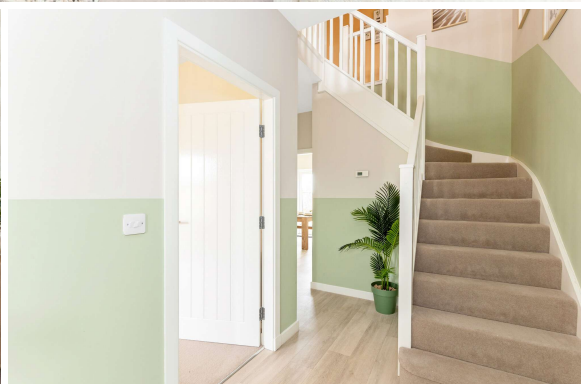
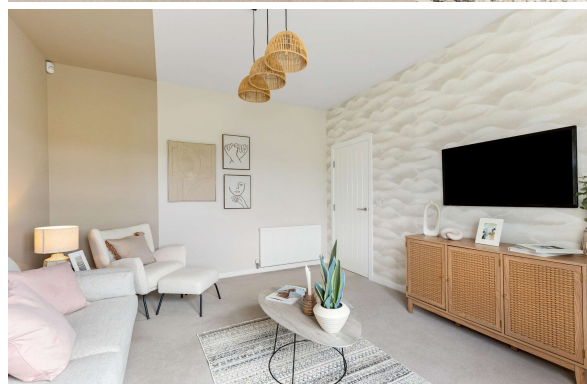
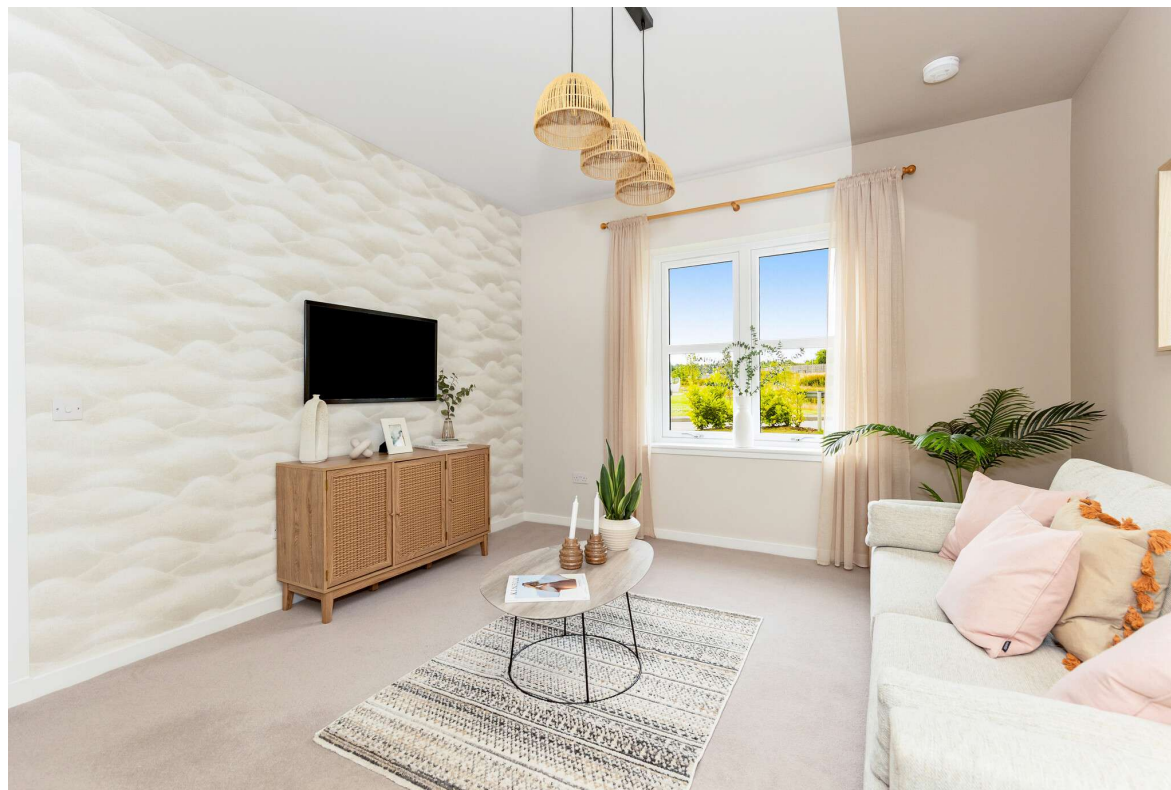




1 Ben Lawers Drive
EAST CALDER | EH53 0UL


warners
solicitors & estate agents





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An exceptional opportunity has arisen to acquire the final home within Cruden Homes highly sought-after Wellwater Grove development in East Calder. Occupying a generous corner plot with a large, private landscaped rear garden, private driveway and single integral garage, this beautifully presented four-bedroom detached show home is offered fully furnished, creating a genuine walk-in opportunity.

Finished to an exceptional standard throughout, the property has been professionally interior designed with all furniture, lighting, window dressings and styling included within the sale, allowing the successful purchaser to simply unpack and enjoy their new home from day one. Enhanced with over £10,000 of premium kitchen upgrades, a wireless alarm system and the remainder of the 10-year new-build warranty, this is an outstanding opportunity to acquire a home where every detail has already been carefully considered.

The thoughtfully designed accommodation is ideally suited to modern family living. A welcoming reception hall leads through to a bright and spacious lounge, while the heart of the home is undoubtedly the impressive open-plan kitchen and dining room, creating an excellent space for both everyday living and entertaining. The contemporary kitchen has been finished to a high specification with quality integrated appliances and upgraded finishes, while a practical utility room, accessed directly from the kitchen, provides additional storage and workspace along with direct access to the rear garden. A convenient downstairs WC completes the ground floor.

On the first floor, the superb principal bedroom enjoys a delightful Juliet balcony overlooking the rear garden, fitted wardrobes and a stylish en-suite shower room featuring a walk-in shower. A second generous double bedroom also benefits from its own en-suite shower room, making it ideal for guests or older children, while two further well-proportioned double bedrooms are served by a contemporary family bathroom boasting a luxurious four-piece suite including separate bath and shower enclosure.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Externally, the property enjoys a prime position within the development, with professionally landscaped gardens providing an attractive and private outdoor space. The generous driveway and single integral garage offer excellent off-street parking and additional storage.

Wellwater Grove enjoys a desirable setting within the popular village of East Calder, offering a wide range of local amenities, highly regarded schooling and excellent transport links to Livingston, Edinburgh and Glasgow, making it an ideal location for families and commuters alike.

Energy Rating B, Council Tax Band F.

Property will be sold as seen with all fixtures, fittings, window coverings, light fittings, kitchen appliances and items of furniture included in the sale.

- Professionally designed show home sold fully furnished
- Welcoming entrance vestibule and reception hall with excellent storage
- Bright and spacious lounge
- Open-plan kitchen/dining room with French doors to garden
- Separate utility room with rear garden access
- Ground floor WC
- Principal bedroom with Juliet balcony and en-suite shower room
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- Contemporary four-piece family bathroom
- Private driveway and single integral garage
- Generous professionally landscaped front, side and rear gardens
- Gas central heating, double glazing and solar panels
- Remainder of the 10-year new-build warranty



The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing access to the main motorway network. Livingston is close by and has an excellent range of shopping facilities which include Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.





