

# 23 Armstrong Crescent

Calderwood, Livingston, EH53 0PZ



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# Contemporary

detached house  
in walk-in condition



This four-bedroom detached house is an outstanding family home which is brought to market in walk-in condition, complete with a blank canvas of décor and contemporary finishings. It has generously proportioned rooms, and includes a stylish open-plan kitchen, dining and family room, as well as a dedicated living area. Great storage brings further practicality, along with a high-quality en-suite, family bathroom, and WC. In addition, there is a private double driveway and a large garden with a south-facing aspect. Adding to its strong appeal, this home also has a highly desirable setting at the end of a cul-de-sac in the Calderwood development. The area has an idyllic ambience, offering easy access to Livingston, the nearby countryside, and the capital.

## General Features

- A contemporary detached house in walk-in condition
- Part of the sought-after Calderwood development
- Blank canvas of décor and high-quality finishings

## Accommodation Features

- Bright entrance hall with a store, storage, and a WC
- Spacious living room with an elegant media wall
- Large open-plan kitchen/dining/family room with:
  - Dual-aspect glazing and bi-folding garden doors
  - Ultra-modern kitchen with integrated appliances
- Separate utility room with alternate garden access
- Naturally-lit landing with an airing cupboard
- Principal suite with a built-in mirrored wardrobe
- Two further bright and airy double bedrooms
- One versatile bedroom/home office
- Contemporary three-piece en-suite shower room
- Three-piece family bathroom with handheld shower
- Gas central heating and double-glazed windows
- Solar roof panels to the south-facing rear

## Exterior Features

- Well-kept front garden bringing further kerb appeal
- Large, enclosed rear garden with south-facing aspect
- Private double driveway laid with monoblock paving



# A wonderful first impression to a beautiful executive home

Nestled behind a front garden for added kerb appeal, the home's main door opens with a wonderful first impression into a hall that sets the interior standards. It has built-in storage and a generous store, as well as a convenient WC.

# A spacious reception room with elegant styling

Offering plenty of room for comfy furnishings, the living area has a spacious footprint which is brightly illuminated by dual-aspect windows. Here, the crisp white palette and soft carpet bring a minimalist look, while a stylish media wall adds another layer of elegance. It incorporates space for a television and sound system, as well as lit display areas and a wall-set electric fireplace with a living-flame effect – a cosy accompaniment for arranging furniture around.







# Ultra-modern



## open-plan living

The open-plan kitchen, dining and family room is the heart of the home, designed to bring everyone together. It covers over 588 square feet, with dual-aspect windows and bi-folding doors for a seamless indoor-outdoor flow to the south-facing garden. Unsurprisingly, this room easily accommodates an 8-person(plus) table and chairs, as well as comfortable sofas. The kitchen brings additional style to the space too, enjoying an ultra-modern design and colour

palette. It features sleek, handle-less cabinetry in a sumptuous grey tone alongside complementary worktops with matching splashbacks for a seamless finish. The unified look is further reinforced by a suite of integrated appliances (induction hob, concealed extractor, oven, combi microwave oven, fridge/freezer, and dishwasher). A Franke three-in-one tap provides instant boiling water, while a separate utility room offers a quiet locale for laundry.



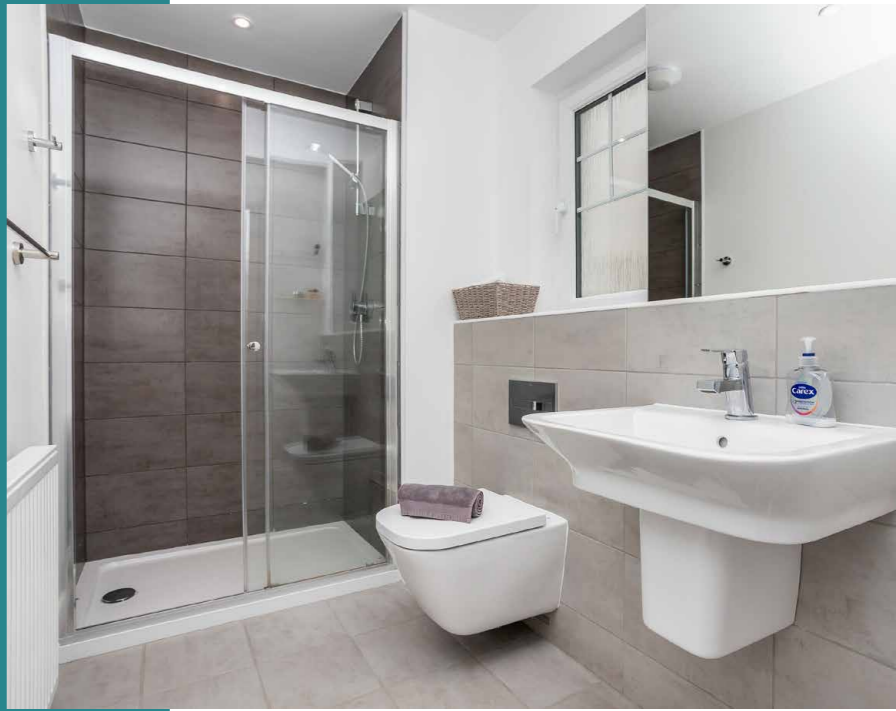
A space designed to bring everyone together



A large

# Principal suite

Bedrooms two and three are doubles, whereas the fourth bedroom is a versatile space currently arranged as a sleeping area and office. It highlights the adaptability of the home and how the rooms can be tailored to your family's needs and requirements.







# Four bedrooms

ensuring families have space and versatility

The four bedrooms occupy the first floor, extending off a broad landing with an airing cupboard and a window to bring extra light into the home. All have attractive neutral styling and plush carpets for maximum comfort.

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# Bathrooms

## A high-quality family bathroom, en-suite, and WC

The first-floor family bathroom is of an equally high standard as the en-suite and WC. It features premium tile work against a white backdrop and a three-piece suite, including a hidden-cistern toilet, a half-pedestal washbasin, a large fitted mirror, and a bath with a handheld shower. It also has built-in storage too.

Gas central heating (via a Tado smart system) and double-glazed windows ensure year-round comfort, whilst solar roof panels to the south-facing rear bring greater efficiency.





# Garden & parking



A family-friendly garden that captures all-day sun

The home's large garden stretches from the south-facing rear and along the side. Ideal for families, it is fully enclosed by a high fence too, providing excellent privacy and a safe space for playing children and free-roaming pets. It has a neat patio area for summer dining and a generous stretch of lawn. Private parking for two cars is also provided at the front via a double driveway laid with monoblock paving.

Extras: all fitted floor coverings, fitted window blinds, and integrated kitchen appliances to be included in the sale.



Property Name

23 Armstrong Crescent

Location

Calderwood, Livingston, EH53 0PZ

Approximate total area:

140.1 sq. metres (1508.1 sq. feet)

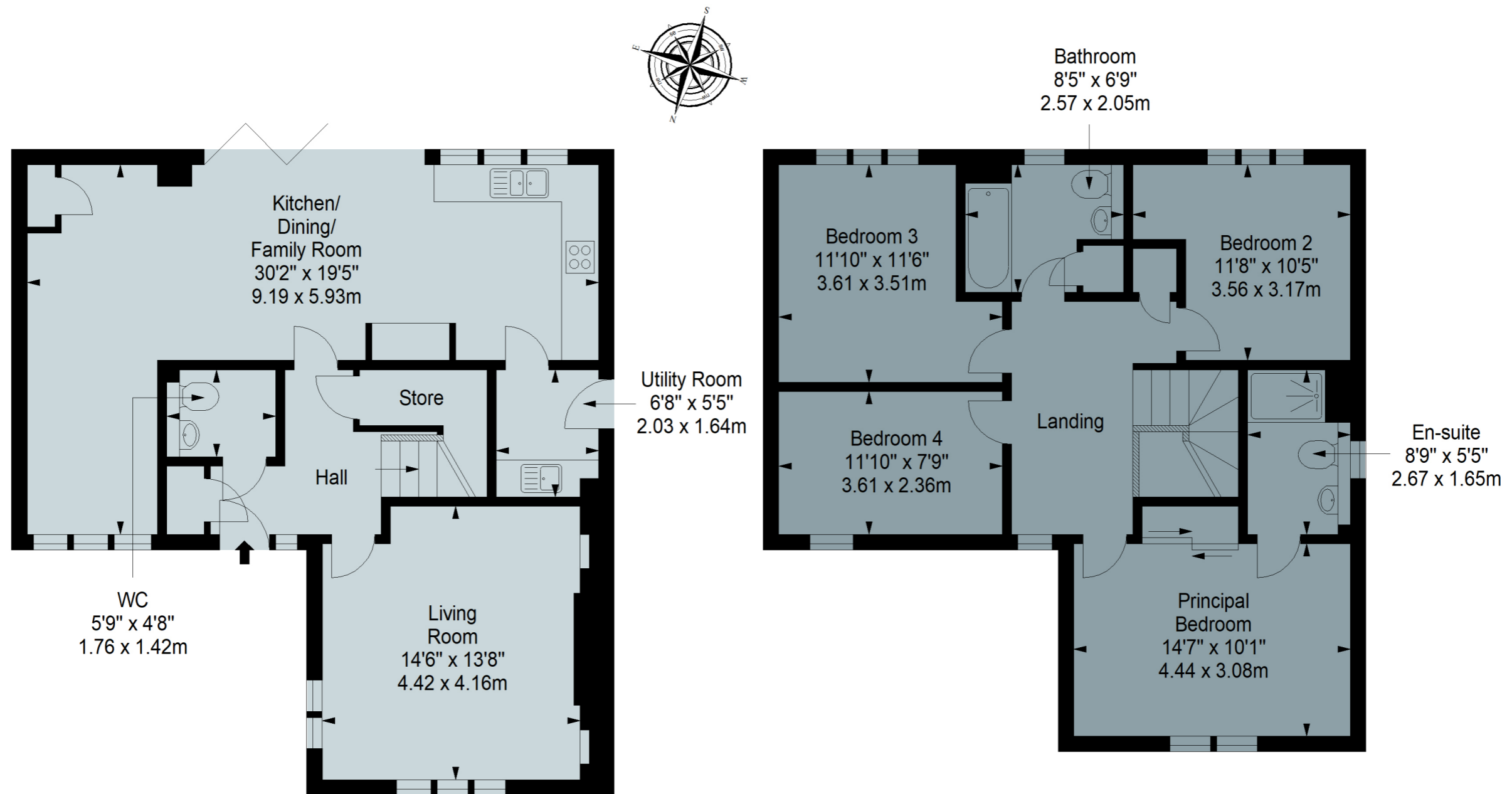
The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- Second Floor

EPC Rating - B

Council Tax Band - F

Home Report Value - £ 405,000



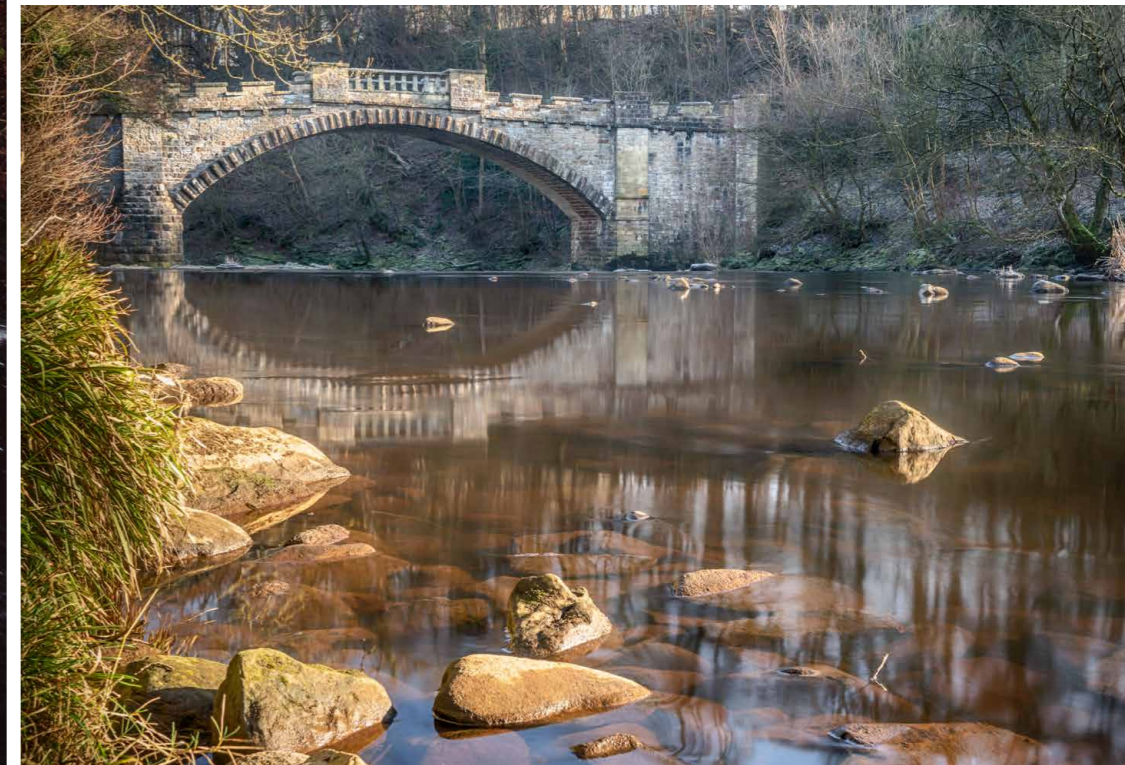


# Calderwood

## Edinburgh

Conveniently placed between Edinburgh and Livingston, Calderwood is part of the West Lothian village of East Calder which enjoys a charming, semi-rural ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. The area is also just a short drive from the extensive shopping and leisure facilities in nearby Livingston.

Surrounded by picturesque countryside, it is an excellent base from which to enjoy the great Scottish outdoors as well. Almondell & Calderwood Country Park offers fun for all the family, along with nearby Beecraigs Country Park and (even closer to home) Jupiter Artland with its contemporary park and outdoor gallery. For culture vultures, West Lothian boasts an abundance of attractions, ranging from historic castles and settlements, to contemporary music, theatre and art. The village is within the catchment area for well-regarded schools at primary and secondary level too, and it is well-served by regular bus services to Livingston and Edinburgh. The nearest train station (in Kirknewton) also provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, commuting to Edinburgh is easy, whilst also affording swift access to the M8/M9 motorway network, the Queensferry Crossing, and Edinburgh Airport.



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**dream property!**



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