



29 Baxter Road
EAST CALDER | EH53 0QF


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Beautifully presented, three-bedroom detached family home offering well planned and flexible accommodation over two levels, forming part of a modern development in the popular town of East Calder in West Lothian. This lovely home will appeal to a range of buyers and is offered to the market in move-in condition.

The spacious living room is flooded with natural light via dual aspect windows and doors giving direct access to the enclosed rear garden. The well appointed breakfasting kitchen is fitted with modern floor and wall units, integrated appliances and breakfast bar and further benefits from a large under-stair cupboard and gives access to the side garden. Upstairs, the principal bedroom benefits from a stylish en-suite shower room and fitted mirrored wardrobes and the further two bedrooms, one with fitted storage, are of a good size, with the potential to be utilised as a home office, study or gym, giving the property a good degree of flexibility. The modern family bathroom with shower attachment and vanity drawer sink unit completes the internal accommodation.

The property benefits from gas central heating, double glazing, solar panels, and fantastic storage options throughout including Ramsay ladder access to the partially floored attic. Externally, the property boasts a front garden, mono-block drive and integral garage, and the spacious, enclosed garden to the rear which is laid to lawn with patio, decking and lovely pagoda making it an ideal space for outdoor entertaining and relaxation.



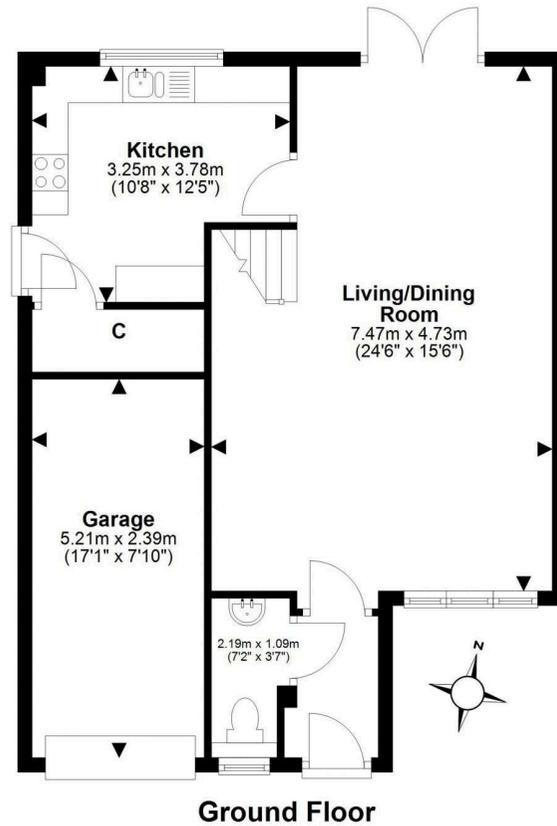
- Beautifully presented, spacious three bedroom detached villa
- Popular location
- Dual aspect living/dining room with access to rear garden
- Modern breakfasting kitchen with integrated appliances
- Principal bedroom with en-suite and fitted wardrobes
- Fantastic storage options including Ramsay access to attic
- Gas central heating, double glazing and solar panels
- Landscaped rear garden with porcelain patio, decking and pagoda

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



Council Tax Band: E Energy Rating: B
Factoring fees are payable to Calderwood Community Services approx £25.62 per month
Light fittings in the living room, central one in bedroom 1, bedroom 2, bedroom 3 are included the sale. Living room curtains and all blinds are also included in the sale.

The property 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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.