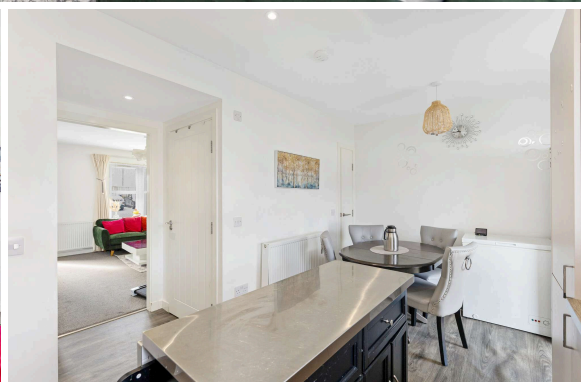
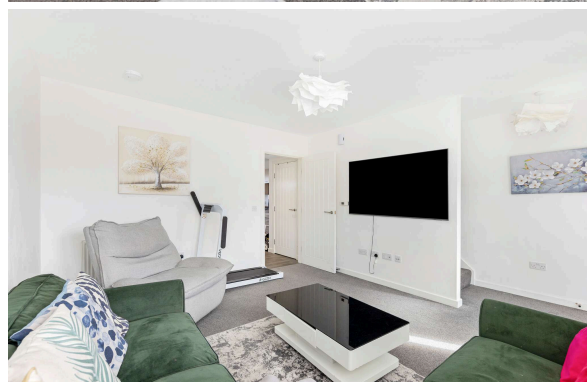




13 Ben Lawers Drive
EAST CALDER | EH53 0UL

warners
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13 Ben Lawers Drive

EAST CALDER | EH53 OUL

Well presented, three-bedroom semi-detached family home offering well planned accommodation over two levels and forming part of a modern development in the popular village of East Calder in West Lothian. This lovely property has been tastefully decorated throughout and will make an ideal home for a variety of buyers. The front facing living room is of an excellent size is flooded with natural light. An internal hall with wc and storage leads to the modern dining kitchen is fitted with floor and wall units, integrated appliances and boasts patio doors opening out to the private rear garden which will be fantastic for enjoying the best of the summer weather. Upstairs, the principal bedroom benefits from fitted wardrobes as well as integral cupboard storage. The two further bedrooms are all of a good size, and the family bathroom with mains shower over deep bath, and vanity sink unit, completes the internal accommodation. The property further benefits from gas central heating, double glazing and attic access, and externally, front and rear gardens and a driveway, as well as bay parking.

- Three-bedroom semi-detached modern home
- Popular location
- Family bathroom and downstairs wc
- Bright living room
- Dining kitchen with access to rear garden
- Gas central heating and double glazing
- Driveway
- Well maintained front and rear garden

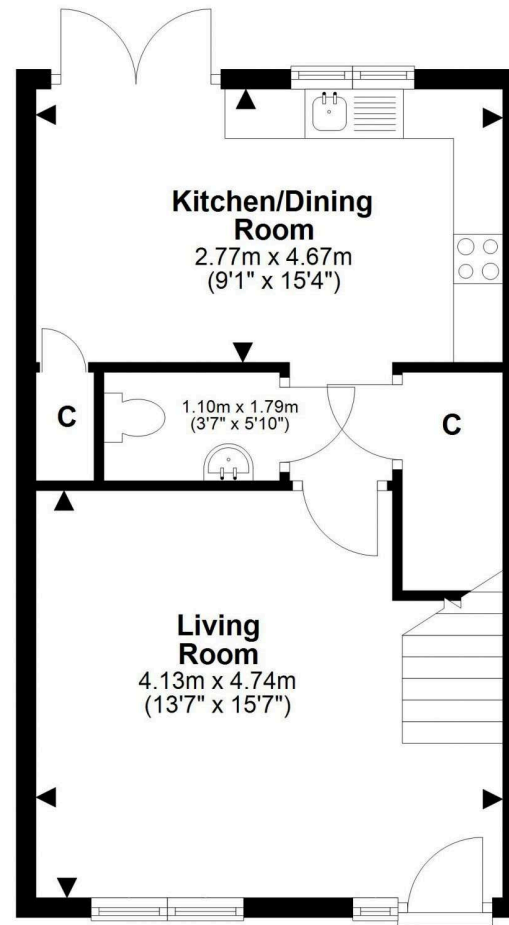
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



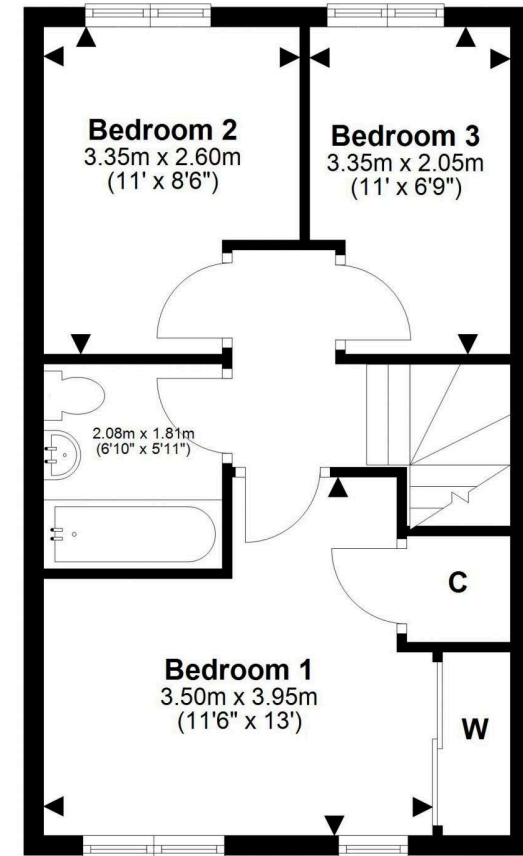
All integrated kitchen appliances and window blinds will be included in the sale of the property. EV charger and washing machine will be removed. EPC: B. CT: D.

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.





Ground Floor



First Floor



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.