



21 Rowan Walk, East Calder
Offers Over £440,000



21 Rowan Walk

East Calder, Livingston

****Five Bedroom Three Bathroom Two Reception Property****

Situated in the fantastic Calderwood location, this beautifully presented five-bedroom home offers spacious and modern living throughout.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

14' 4" x 4' 8" (4.38m x 1.43m)

A bright and welcoming entrance hall featuring stylish laminate flooring, providing access to the upper level, WC, lounge, and kitchen. The space is complemented by a radiator and two central ceiling lights, creating a warm and inviting first impression.

Lounge

16' 0" x 12' 8" (4.87m x 3.85m)

A lovely, spacious and light-filled lounge offering ample room for freestanding furniture. The room features a front-facing window, carpeted flooring, a radiator, and a central ceiling light. French doors lead through to the dining room, enhancing the sense of space and flow.

Kitchen/Diner Family Room

19' 2" x 11' 3" (5.83m x 3.42m)

This lovely, modern and well-equipped kitchen/breakfast and family area is ideal for everyday family living. The space is bright and airy, featuring a rear-facing window and French doors opening onto the patio. Finished with vinyl flooring, the room includes a radiator and two sets of spotlights. There is an excellent range of cupboards, along with integrated appliances including a fridge freezer, dishwasher, oven and grill. A gas hob with electric extractor fan, stainless steel sink with mixer tap.

Utility Room

7' 8" x 5' 9" (2.34m x 1.75m)

A practical utility room is conveniently located just off the kitchen, featuring a stainless steel sink with drainer and mixer tap. The space includes a large walk-in storage cupboard, additional shelving, and an integrated washing machine. A half-glazed wooden door provides access to the rear garden, allowing in plenty of natural light.

Dining Room

11' 2" x 9' 5" (3.41m x 2.86m)

A lovely dining room offering ample space for a table and chairs, ideal for both everyday meals and entertaining. The room benefits from a rear-facing window, carpeted flooring, a central light fitting, and a radiator. It also provides easy access to both the lounge and kitchen, creating a practical and sociable layout.





Stairs & Landing

A spacious landing providing access to all five bedrooms and the family bathroom. The area also benefits from access to the attic space, and features carpeted flooring, a radiator, and a central ceiling lights.

Bedroom One

12' 8" x 13' 0" (3.86m x 3.95m)

A lovely, spacious and airy bedroom featuring a front-facing window, double fitted wardrobes, carpeted flooring, a radiator, and a central ceiling light. An added benefit is direct access to the en suite shower room.

En Suite Bedroom One

8' 6" x 5' 2" (2.60m x 1.58m)

This handy en suite, featuring a side-facing window, is fitted with a walk-in shower with mains shower and tiled splashback, a wash hand basin with mixer tap, and a WC. The room also benefits from vinyl flooring, a central ceiling light, and a heated chrome towel rail, creating a practical and well-presented space.

Bedroom Two

14' 2" x 12' 8" (4.32m x 3.86m)

A lovely second bedroom featuring a front-facing window, offering plenty of space for freestanding furniture. The room benefits from carpeted flooring, a radiator, and a central ceiling light, along with the added advantage of access to an en suite shower room.

En Suite Bedroom Two

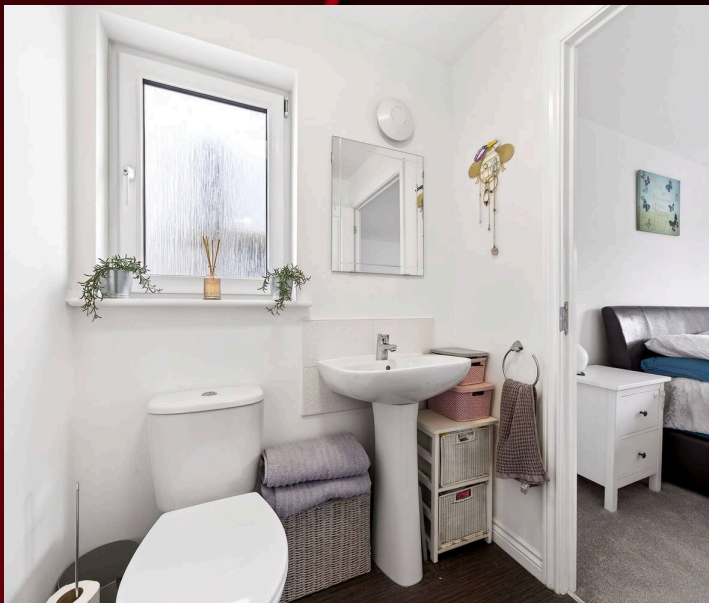
8' 11" x 5' 6" (2.73m x 1.68m)

This practical en suite shower room features a side-facing window, vinyl flooring, a heated chrome towel rail, and a central ceiling light. It is fitted with a walk-in shower cubicle with mains shower, a WC, and a sink with mixer tap, complemented by splashback tiling for a stylish and functional finish.

Bedroom Three

12' 2" x 12' 8" (3.72m x 3.85m)

A spacious third double bedroom featuring a rear-facing window, carpeted flooring, and a radiator. The room offers plenty of space for freestanding furniture and is presented in a tasteful and inviting décor.





Bedroom Four

12' 8" x 9' 6" (3.85m x 2.90m)

A generous fourth bedroom with a rear-facing window, carpeted flooring, a radiator, and a central ceiling light. The room offers ample space for freestanding furniture, making it a comfortable and versatile living area.

Bedroom Five

9' 0" x 8' 0" (2.75m x 2.45m)

This versatile fifth bedroom is currently used as an office but could easily serve as a single bedroom. It features a rear-facing window, carpeted flooring, a radiator, and a central ceiling light, with ample space for freestanding furniture.

Family Bathroom

9' 0" x 7' 0" (2.74m x 2.13m)

A beautiful family bathroom featuring a modern four-piece suite, including a bath with mixer tap, a walk-in mains shower with glass door, a WC, and a sink with mixer tap. The room is complemented by fresh splashback tiling, vinyl flooring, and a front-facing window, creating a bright and contemporary space.

Cloakroom Wc

7' 4" x 3' 8" (2.23m x 1.13m)

The convenient ground floor WC is well-presented and features a front-facing window, a modern WC, and a stylish vanity sink unit with under-storage and a mixer tap. The space is finished with fresh décor, attractive splashback tiling, a radiator, and a central ceiling light.





REAR GARDEN

The property boasts a fantastic outdoor space with a large rear garden, mainly laid to lawn and fully enclosed for privacy. There is a shed, kindly gifted by the current owners, along with a neatly sectioned bin storage area. The garden also features attractive paving and a lovely patio area, perfect for outdoor entertaining. Additional benefits include exterior lighting and a convenient outdoor water tap.

FRONT GARDEN

The property is enhanced by a well-maintained front garden, featuring a neat lawn and a selection of mature shrubs that add colour, character, and excellent kerb appeal.

DRIVEWAY

2 Parking Spaces

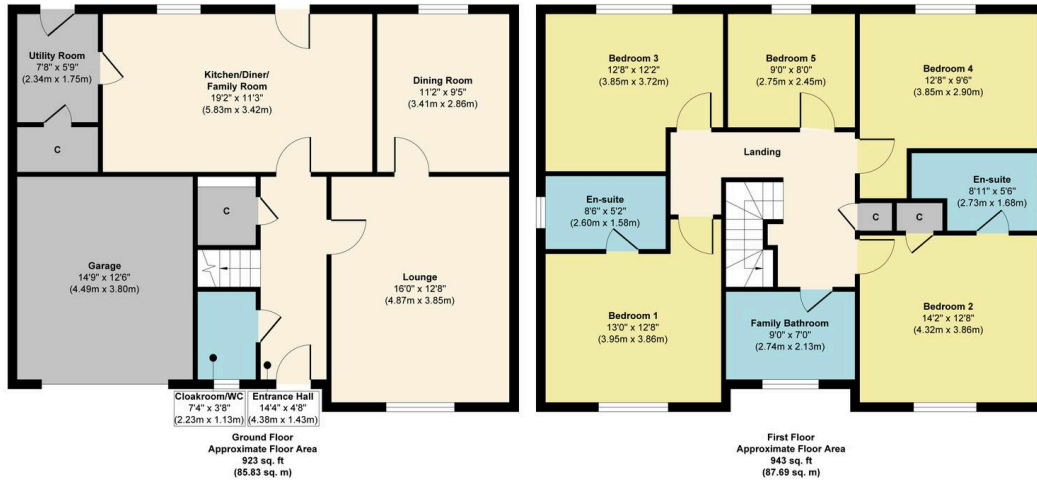
A well-presented monoblock driveway to the front of the property offers a low-maintenance finish and provides ample off-street parking for multiple vehicles.

GARAGE

Single Garage

The garage, classed as a garage and a half, offers an excellent and versatile space, ideal for vehicle storage or additional use. It features an up-and-over door for easy access and benefits from having power installed, adding to its practicality.





Approx. Gross Internal Floor Area 1866 sq. ft / 173.52 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	85
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	82	83
England, Scotland & Wales	EU Directive 2002/91/EC	



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