



73 Seven Wells Crescent
EAST CALDER | LIVINGSTON | EH53 0GT


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solicitors & estate agents



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Most impressive detached villa, forming part of East Calder's hugely popular Calderwood development, with private gardens, summer house, and driveway. This stylishly presented accommodation would make a fantastic family home and is offered to the market in true move-in condition. The living room is spacious with a feature media wall. The luxuriously appointed dining kitchen is fitted with high-gloss wall and floor units, with a range of integrated appliances, and gives direct access to the enclosed rear garden. The summer house will make an ideal, office/den/gym with electrics and heating, and the ground floor accommodation is completed by a handy WC compartment. On the upper floor are three spacious double bedrooms, the principal bedroom, with Juliet balcony, boasts a stylish en-suite shower room with waterfall mains shower, and the family bathroom with dual headed mains shower completes the accommodation. Further benefits on offer include gas central heating, double glazing, Amtico flooring, feature lighting, and good storage options including Ramsay ladder access to a useful attic.

- Well presented and bright detached villa
- Entrance hallway with under-stair storage and wc
- Spacious living room with feature media wall
- Modern fitted dining kitchen with integrated appliances and direct access to sunny rear garden
- Principal bedroom with en-suite and Julie balcony
- Two further double bedrooms
- Gas central heating and double glazing
- Good storage options including Ramsay ladder access to attic
- Security cameras and alarm
- Front and rear gardens
- Flexible summer house with heating & electrics
- Driveway and shed

Energy Rating B. Council Tax band E.

There is a factor fee of approximately £30 per month, plus a float of £275.

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



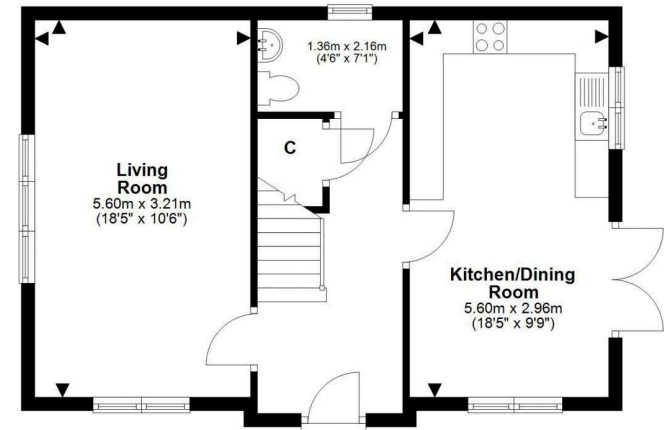
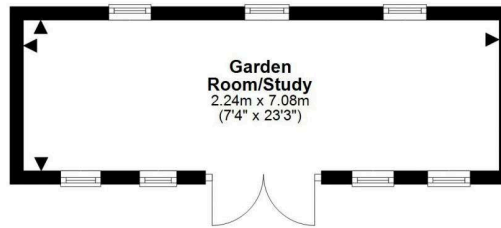
Included in the sale will be all integrated appliances, TV brackets, curtain poles, blind in bedroom 3, and the shed.

The sofas in the summer house, blinds in living room, and the curtains will be available by separate negotiation.

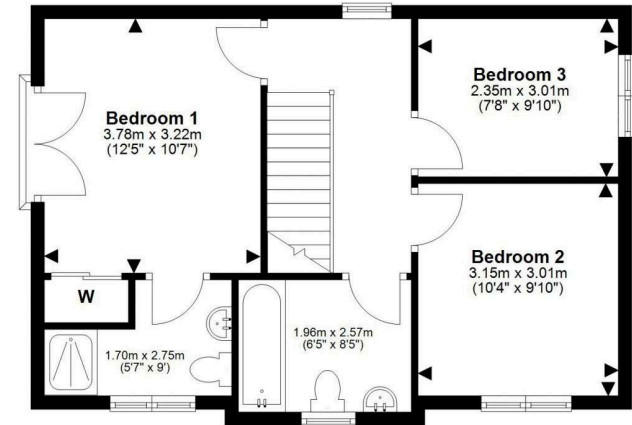
Please note that the electric car charger will be removed prior to sale, but the wiring will remain for a buyer to add their own charger.

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.