

*27 Calder De Clere Crescent, East Calder, EH53 0FX*





### Description

Superb 3 bed semi-detached villa of immense appeal, quietly set within a modern development, well placed for a good range of amenities, excellent transport links, and is a great option for those hoping for an easy commute to Edinburgh. This exceptional home has been finished off to a high standard throughout and offers comfortable and light filled living space which comes with the added attraction of an enclosed sunny south-facing rear garden and off street parking.

- Hallway with cloak room/WC
- Living/dining room
- Well equipped kitchen which comes with a full complement of integrated appliances
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom featuring a stylish white suite and shower
- Gas central heating and double glazing
- Private garden to rear
- Garage with driveway

### Extras

The fitted carpets, oven, hob, cooker hood, dishwasher, washing machine, and fridge/freezer are included.

### Factor

The development is factored by SG Property Management for approx. £40 per annum according to the vendor. This includes maintenance of communal areas.

**EPC Rating: B**



### Location

East Calder is a small established town forming a group of residential communities to the south-east of Livingston. The town has all the amenities and facilities expected and is popular with commuters because of its close proximity to the A71 and M8/M9 for travel throughout the central belt. Rail services are available from the nearby Kirknewton station, approximately 1.7 miles away. Nearby Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including swimming pools, golf courses, libraries, a multi-screen cinema, whilst the property is also ideally located to take advantage of Almondell & Calderwood Country Park offering beautiful woodland walks.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

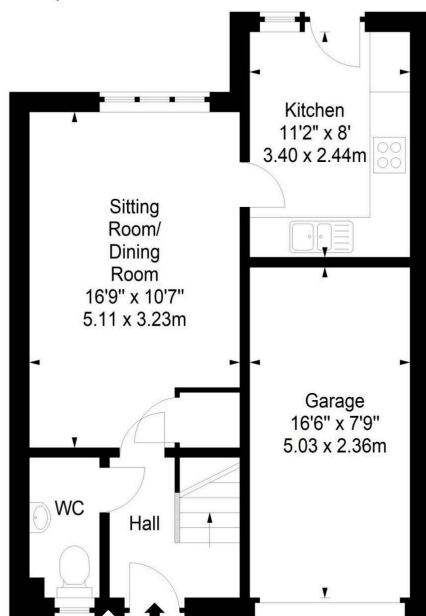




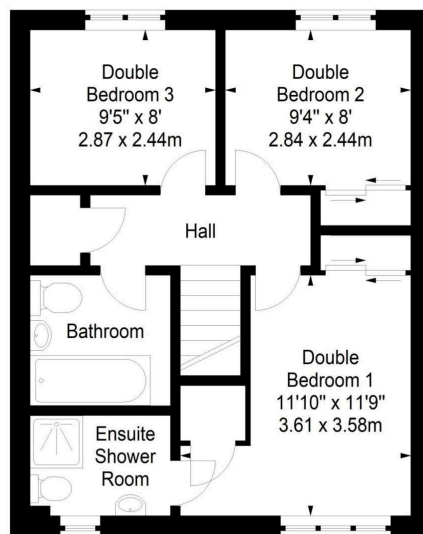
Calder De Clere Crescent,  
East Calder,  
Livingston,  
West Lothian, EH53 0FX



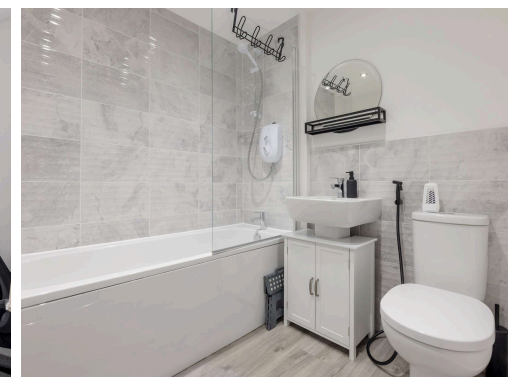
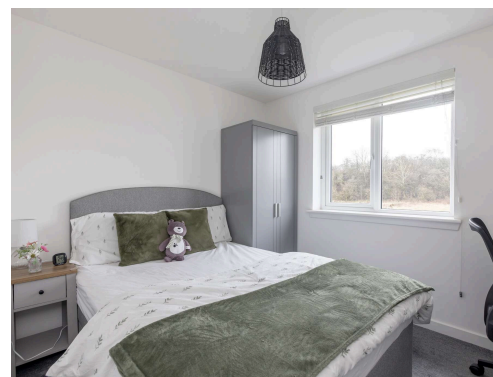
Approx. Gross Internal Area  
812 Sq Ft - 75.43 Sq M  
Garage  
Approx. Gross Internal Area  
132 Sq Ft - 12.26 Sq M  
For identification only. Not to scale.  
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Ground



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc