



Fixed Price

**£350,000**

## 31 Blair Road

East Calder | West Lothian | EH53 OTU

An exceptionally appealing four bedroom detached villa, set within an impressive modern development in the popular village of East Calder. Thoughtfully designed and immaculately presented throughout, the property offers well proportioned accommodation ideally suited to family living, with local amenities and transport links conveniently close by.

-  2 public rooms
-  4 bedrooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band - F



## Description

Downstairs briefly comprises of a welcoming entrance hallway with under stair storage and handy WC, a bright and airy lounge, open to a fantastic kitchen/family/dining room which has a range of wall and base units, integrated appliances, and French doors to the rear garden.

The first floor has four double bedrooms, including a principal bedroom with its own en-suite shower room, while bedrooms two and three share a Jack and Jill en-suite. Completing the accommodation is a family bathroom fitted with a crisp white suite. Further benefits include gas central heating, double glazing and solar panels.



## Extras

Included in the sale will be the gas hob and electric oven, and integrated appliances which comprise of fridge/freezer, washing machine, and dishwasher.

## Gardens and Parking

A front lawn welcomes you to the property, whilst to the rear lies a fully enclosed garden designed for ease of maintenance, featuring astroturf and a generous patio area. This attractive outdoor space is ideal for al fresco dining and entertaining during the warmer months, while also offering a safe and secure environment for children and pets to play. An integral garage is complemented by a double driveway, providing convenient off street parking.

## Factoring

The common grounds around the development are maintained by Calderwood Community Services at a cost of approximately £26 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

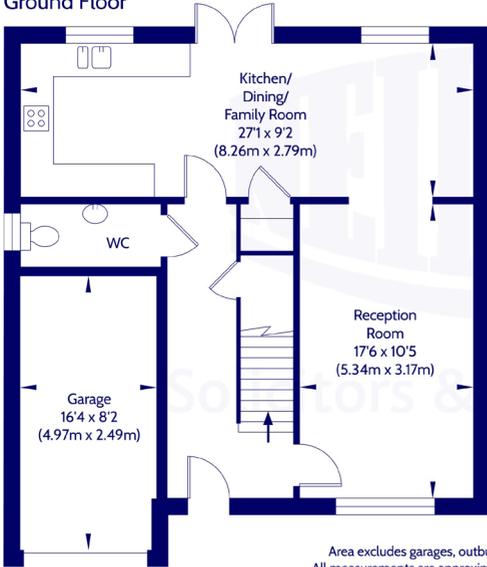
Blair Road forms part of the enviable modern Calderwood estate. It is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links vis bus services, nearby railway station and the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is closeby and offers a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including a multi-screen cinema together with many popular high street shops, restaurants and leisure facilities. Within the Calderwood estate itself is a popular café and play park together with a reputable nursery and primary school with secondary schooling available in Livingstone and West Calder.



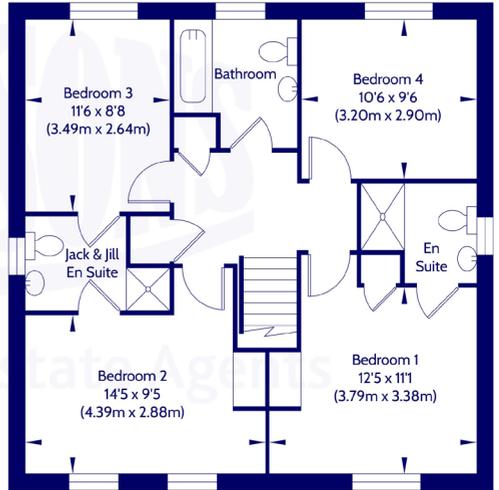


Approx. Gross Internal Floor Area 126 Sq M / 1357 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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