



61 Adam Drive
EAST CALDER | EH53 0PX

warners
solicitors & estate agents





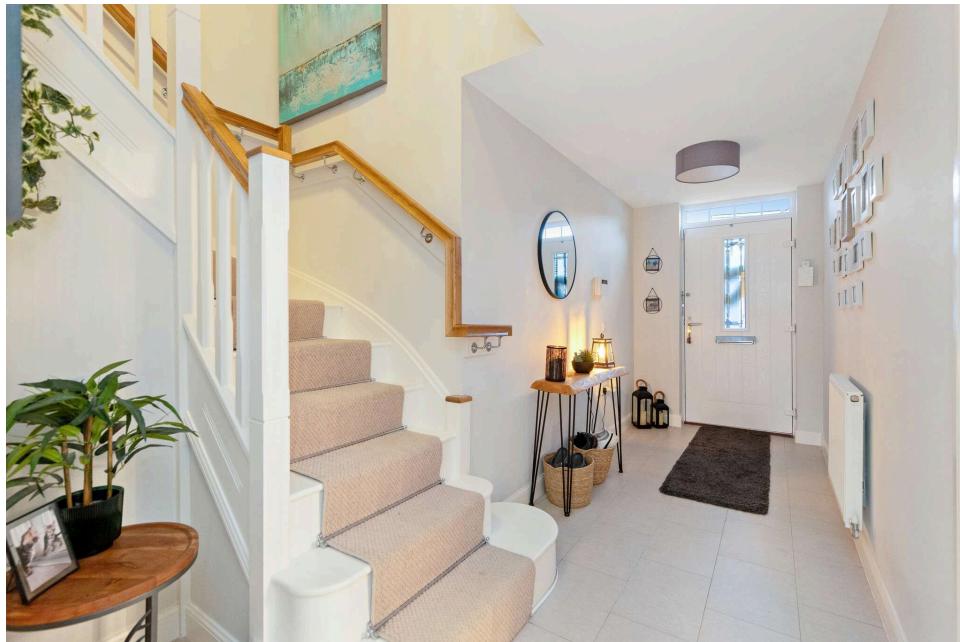
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Warners are delighted to bring to the market this beautifully presented, spacious detached villa ideally situated in the prestigious Calderwood development. The property offers flexible accommodation to five bedrooms and will make a fabulous family home. The generous living room is neutrally finished and allows for an abundance of natural light. Moving along the hall, there is a handy wc and flexible family room/fifth bedroom with doors leading directly to the garden. The modern dining kitchen is fitted with base and wall-mounted units, a breakfasting island and a full range of integrated appliances. The kitchen further benefits from feature lighting and direct access to the enclosed rear garden. Laundry facilities and additional storage are found in the utility room, which also gives access to the side garden and integral garage. Upstairs, the generous principal bedroom with Juliet balcony boasts two sets of fitted wardrobes and an en-suite bathroom with dual sinks, and separate shower cubicle. Bedrooms two, three, and four are also very well-proportioned double bedrooms all with integrated wardrobes. The contemporary family bathroom with deep bath and separate shower cubicle completes the internal accommodation. This fabulous family home further benefits from double-glazing, gas central heating and solar panels. Externally, the property has a paved driveway for several cars to the front leading to the integral garage. The large south west facing rear garden has artificial lawn covering, a patio area, sheltered seating area and two sheds.

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





- Beautifully presented detached villa
- Spacious and bright accommodation
- Flexible accommodation to five bedrooms
- Spacious living room
- Family room/fifth bedroom with doors to rear garden
- Dining kitchen with breakfasting island, feature lighting and a range of fitted appliances
- Utility room with door to rear garden
- Principal bedroom with fitted wardrobes and en-suite bathroom with separate shower cubicle
- Three further double bedrooms with fitted wardrobes
- Family bathroom with deep bath and separate shower cubicle
- Gas central heating, double glazing, and solar panels
- Integral double garage with U V charger and electric door
- Extended driveway to front for several cars
- Enclosed south-westerly rear garden with patio, covered seating area, two sheds, electric sockets and lighting.



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.

Energy rating B. Council tax band G. Factor is managed by Calderwood Community Services and costs around £27.60 per month.

Extras: integrated kitchen appliances such as the dishwasher and fridge-freezer, all fitted blinds, fire place in media wall, fixtures and fittings.



