



REMAX
Property

Calderhall Avenue, East Calder, EH53 0DJ



Set within the popular village of East Calder, this beautifully presented 3 bedroom home offers spacious and versatile accommodation ideal for modern family living. A welcoming entrance leads into a bright lounge/diner with French doors opening onto the rear garden, while the kitchen to the rear also benefits from direct garden access creating a fantastic entertaining space. The ground floor is completed by a family bathroom.

Upstairs, the property offers a generous primary bedroom with fitted storage, a well-proportioned second bedroom and a versatile third bedroom.

Externally, there is a monobloc driveway providing off-street parking, a fully enclosed rear garden with patio and lawn, and a substantial garage offering excellent additional storage or workshop space.

Situated within the popular village of East Calder, Calderhall Avenue benefits from a fantastic range of local amenities and excellent transport links, making it ideal for commuters and families. East Calder offers excellent local amenities including primary schooling, nursery provision, independent shops, cafés, takeaways, leisure facilities, a doctors' surgery, dentist and scenic public parks.

Additional amenities also available nearby in Mid Calder and Livingston. Livingston provides a wider selection of shopping, restaurants and leisure facilities including The Centre and Livingston Designer Outlet. The property is well positioned for travel throughout the central belt, with easy access to the A71, M8 and M9 motorway network linking to both Edinburgh and Glasgow. Regular bus services run through the village, while nearby Kirknewton railway station offers convenient rail connections. For those who enjoy the outdoors, Almondell & Calderwood Country Park is just a short distance away, offering picturesque woodland walks, cycling routes and open green space.

Front Garden

The property enjoys a generous front garden mainly laid to lawn with mature planting adding colour and character to the space. A substantial mono-blocked driveway extends down the side of the property providing excellent off-street parking and access to the rear garden and garage. The garden is bordered by fencing and features paved pathways leading to the front door, plus a gate at the beginning of the driveway.

Entrance Vestibule

A bright and welcoming entrance vestibule fitted with a carpeted floor, white painted walls and ceiling lighting. The space benefits from multiple storage cupboards with shelving, a radiator, a smoke detector and power points. A part glazed UPVC door and front-facing window allow for excellent natural light and further enhance the bright feel of the space.

Dining Lounge

5.858m x 3.544m (19'03" x 11'08")

A bright and spacious room featuring a carpet to the floor and white painted walls. A gas fireplace with wooden mantel surround and stone hearth and backing, create an attractive focal point. Natural light flows through the front-facing window and French doors opening onto the rear garden. Further features include two ceiling lights, two radiators, power points and a ceiling mounted smoke detector.





Kitchen

2.836m x 2.425m (09'04" x 07'11")

Fitted with a range of wooden wall and base mounted units complemented by contrasting worktops and tiled splashback, this well-appointed kitchen offers excellent storage and workspace. Features include a four-ring gas hob, an electric oven, a built-in cooker hood, plus an upright fridge-freezer. A stainless steel sink with drainer is positioned beneath a side-facing window. A fully glazed door provides access to the rear garden. Decorated with vinyl flooring and painted walls. Additional features include a radiator, a ceiling light, a heat detector, a carbon monoxide detector and power points.

Downstairs Family Bathroom

2.676m x 1.411m (08'10" x 04'08")

Located on the ground floor, this stylishly finished room has been fully tiled to the walls and has wood-effect laminate to the floor. This modern bathroom comprises a vanity unit with white inset wash hand basin and storage below, a white concealed cistern toilet and a white bath with a mains-fed over shower plus glass shower screen. Additional features include a chrome heated towel rail, recessed ceiling downlights, an extractor fan and a side-facing window, allowing natural light into the room.



Stairs and Landing

Finished with white painted walls, the upper landing is accessed via a carpeted staircase with wooden handrail. The space benefits from a side-facing window, allowing natural light to flood in, along with a radiator, an attic hatch and a ceiling mounted smoke detector.

Main Bedroom

3.498m x 3.114m (11'06" x 10'03")

Positioned to the rear of the property, this generous primary bedroom enjoys a bright outlook through large triple windows overlooking the garden. The room benefits from extensive fitted mirrored wardrobes offering excellent storage, along with carpeted flooring and neutral décor. A ceiling light, a radiator and power points are provided.

Second Bedroom

3.963m x 2.693m (13'00" x 08'10")

This spacious double bedroom offers a bright and airy feel, enhanced by a large rear-facing window overlooking the garden. Finished with carpeted flooring and neutral décor, the room provides a restful haven. Also benefitting from a radiator, a ceiling light, television aerial connection and power points.

Third Bedroom

2.827m x 2.349m (09'03" x 07'08") Currently arranged as a guest bedroom, this adaptable room could also serve as a nursery, dressing room or home office. The space features a large front-facing window, carpeted flooring, white painted walls and a useful built-in cupboard providing additional storage. Further additions include a radiator and a ceiling light.





Rear Garden and Garage

The property benefits from a generous rear garden featuring a large mono-blocked driveway extending down the side of the home, providing excellent off-street parking. The garden also includes a well-maintained lawn, a paved seating area directly outside the rear doors and a substantial timber-built garage, offering fantastic additional storage or workshop potential. The garage benefits from power, lighting, a window and double front opening doors, creating a highly versatile space suitable for a variety of uses. The rear garden is enclosed with timber fencing and enjoys a bright, open outlook.

Additional Items

Tenure: Freehold. Council Tax Band: A. Factor Fee: None. There is unrestricted parking at the property. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

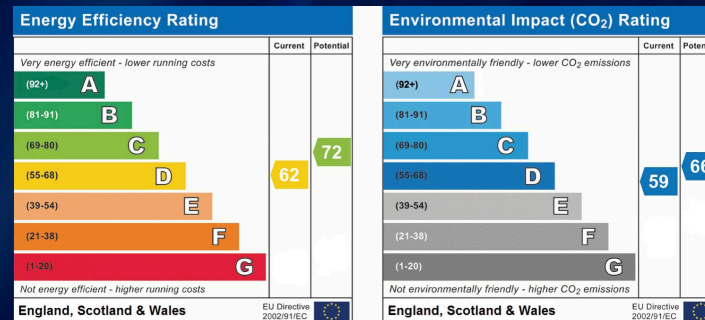
Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

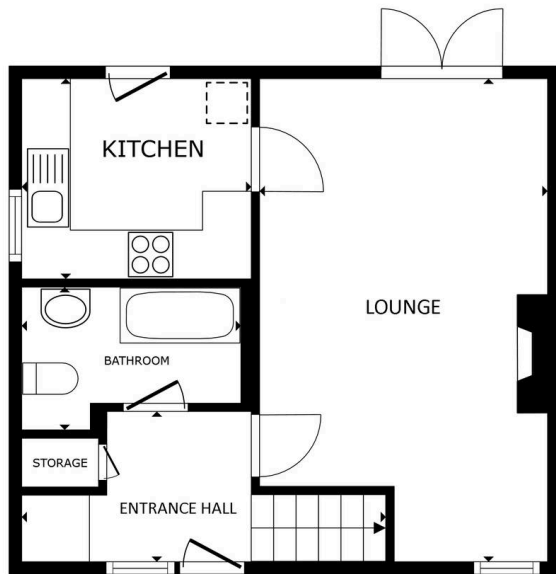
OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.

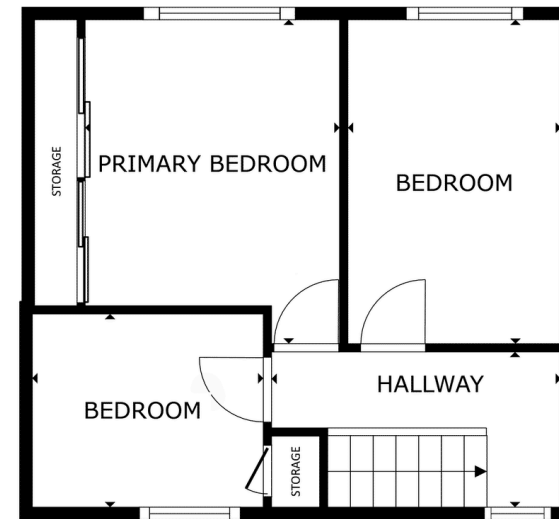




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 38.5 m² FLOOR 2 38.9 m²
 TOTAL: 77.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 38.5 m² FLOOR 2 38.9 m²
 TOTAL: 77.4 m²

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