

16 Turnpike Road, East Calder, EH53 0GS



### Description

A stunning 4-bedroom home with a unique front façade, boasting all the required features of family life behind a modern home featuring an attached double garage. Forming part of the thriving and much respected Calderwood 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 specification throughout and offers generous and versatile living space which comes with the added attraction of an enclosed sunny south-facing rear garden.

### Features

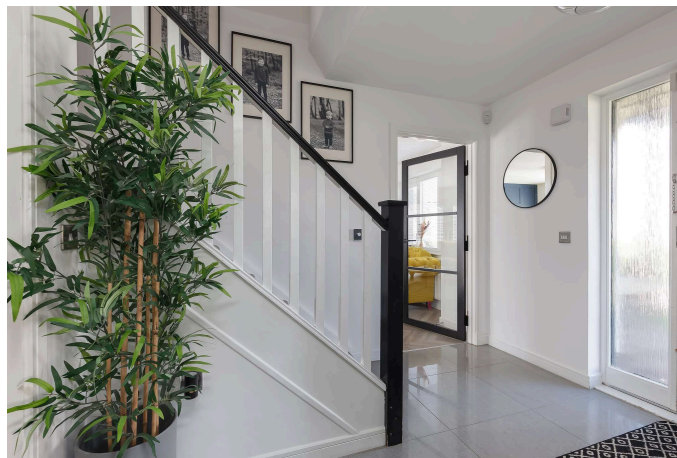
- Superb detached home set within sought-after development
- High spec interior
- Open-plan kitchen/dining with integrated appliances
- Utility room with cloaks
- Dual-aspect living room
- Ensuite to bedroom 1
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Enclosed south-facing rear garden offers an ideal space for relaxing and enjoying the best of the summer weather
- Double garage and driveway for multiple vehicles

### Extras

The oven, hob, wine cooler, and dishwasher are included.

### Factor

The development is factored by Calderwood Community Services for approx. £25 per month. This includes maintenance of communal areas.



### Location

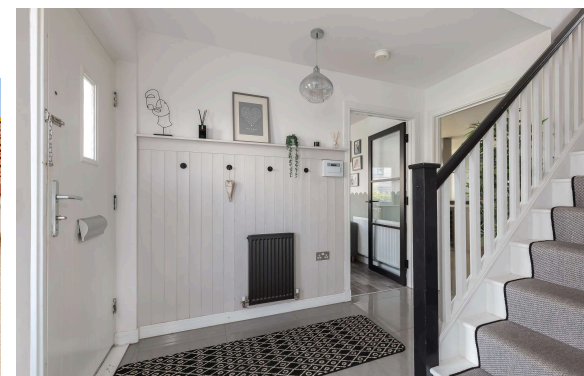
East Calder is a small established town forming a group of residential communities to the south-east of Livingston. The town has all the amenities and facilities expected and is popular with commuters because of its close proximity to the A71 and M8/M9 for travel throughout the central belt. Rail services 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.

EPC Rating: B





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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.

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