



Solicitors & Estate Agents










Offers Over
£375,000

42 Blair Road

East Calder | West Lothian | EH53 OTU

Quietly positioned within the sought-after Calderwood development in East Calder, this stunning four-bedroom detached villa has been upgraded and immaculately maintained to create a truly impressive family home. Set in a modern residential area surrounded by green spaces, the property enjoys a peaceful setting while remaining close to local amenities, transport links and well-regarded schooling. Offering generous proportions, stylish interiors and presented in genuine move-in condition, this home is sure to appeal to a wide range of buyers.

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – F

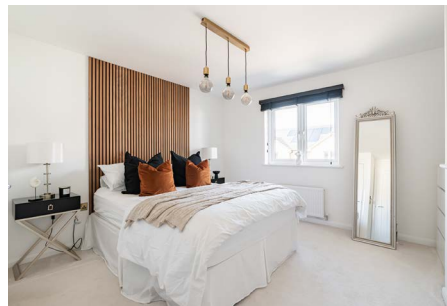


Description

The accommodation is arranged over two floors and is introduced by a welcoming hallway with useful storage and a contemporary ground floor WC. To the front, a bright reception room provides a comfortable space with a modern finish and quality laminate flooring. To the rear, the heart of the home is an exceptional open-plan kitchen, dining and lounge area. This expansive space is perfect for both everyday family living and entertaining, with a stylish modern fitted kitchen, integrated appliances, a designated dining area and a relaxed seating space. Glazed doors open directly to the rear garden, creating a seamless flow between indoors and outdoors.

Upstairs, the principal bedroom is a spacious double set to the front, complete with built-in storage and a luxurious en-suite shower room. Two further bedrooms, one to the front and one to the rear, are connected by a convenient Jack and Jill en-suite and the bedroom to the front has the benefit of built in wardrobes, while a fourth well-proportioned double bedroom, currently used as a dressing room, provides flexible accommodation. A family bathroom with a modern three-piece suite completes the upper level. A floored attic offers excellent additional storage space. This impressive home combines modern style with practical family living in a highly desirable location, making it an outstanding opportunity within East Calder.

The development is maintained by the factor Calderwood Community Services Limited, £328 a year for service charge



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property boasts a private driveway leading to a garage with an electric roller door, providing secure parking and further storage. The beautifully landscaped south facing rear garden is fully enclosed and designed for low-maintenance enjoyment, featuring two patio areas and a section of artificial turf, ideal for both relaxing and entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

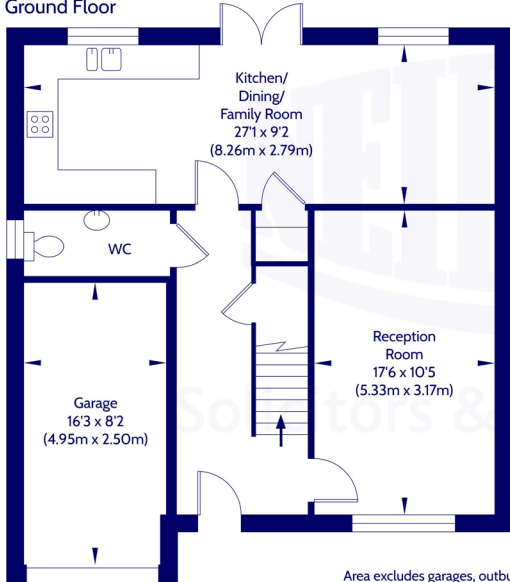
Blair Road forms part of the enviable modern Calderwood estate. It is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links via bus services, nearby railway station and the main motorway network 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.



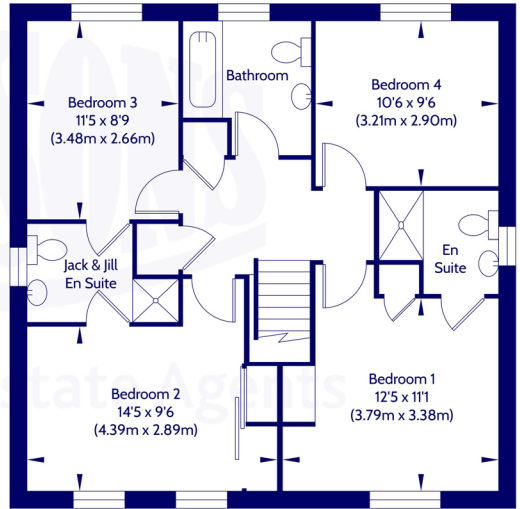


Approx. Gross Internal Floor Area 125.93 Sq M / 1355 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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