



5 Rowan Walk
EAST CALDER | EH53 0HL


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solicitors & estate agents



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Warners are delighted to present this charming and beautifully presented three-bedroom detached villa, positioned within a sought-after modern development in the Calderwood area of East Calder. Offering bright and spacious accommodation, a sunny south-facing rear garden, private driveway and garage, this superb home is presented to the market in true move-in condition and will appeal strongly to families & professionals. The accommodation is entered via a welcoming reception hallway with a convenient ground floor WC. To the rear, the bright and spacious living room enjoys French doors opening onto the rear garden, creating a space for both relaxing and entertaining. The contemporary breakfasting kitchen is fitted with a range of modern units, integrated appliances and ample worktop space, providing an ideal setting for family life. Upstairs, the principal bedroom benefits from integrated wardrobe and a modern en-suite shower room. Two further well-proportioned bedrooms, both also featuring integrated storage, are served by a stylish fully tiled family bathroom fitted with three-piece suite. Externally, the property enjoys private gardens to the front and rear. The south-facing rear garden is mainly laid to lawn with a patio area and garden shed, creating an ideal space for outdoor dining and entertaining. A private driveway with single garage, while further benefits include an electric vehicle charging point, solar panels, gas central heating, double glazing and useful attic storage. Situated within one of East Calder's most desirable residential developments, the property is well placed for local amenities, highly regarded schooling and swift transport links to Edinburgh, Livingston and beyond. Early viewing is highly recommended.

- Modern detached three-bedroom villa in popular Calderwood development
- Welcoming reception hallway
- Bright living room with French doors to the rear garden
- Contemporary breakfasting kitchen with integrated appliances
- Ground floor WC
- Principal bedroom with integrated wardrobes and en-suite shower room
- Two further bedrooms with integrated storage
- Fully tiled family bathroom with stylish three-piece suite
- Private Front and rear south-facing garden
- Single garage and private driveway
- Electric vehicle charging point
- Solar panels Gas central heating & Double glazing
- Attic storage

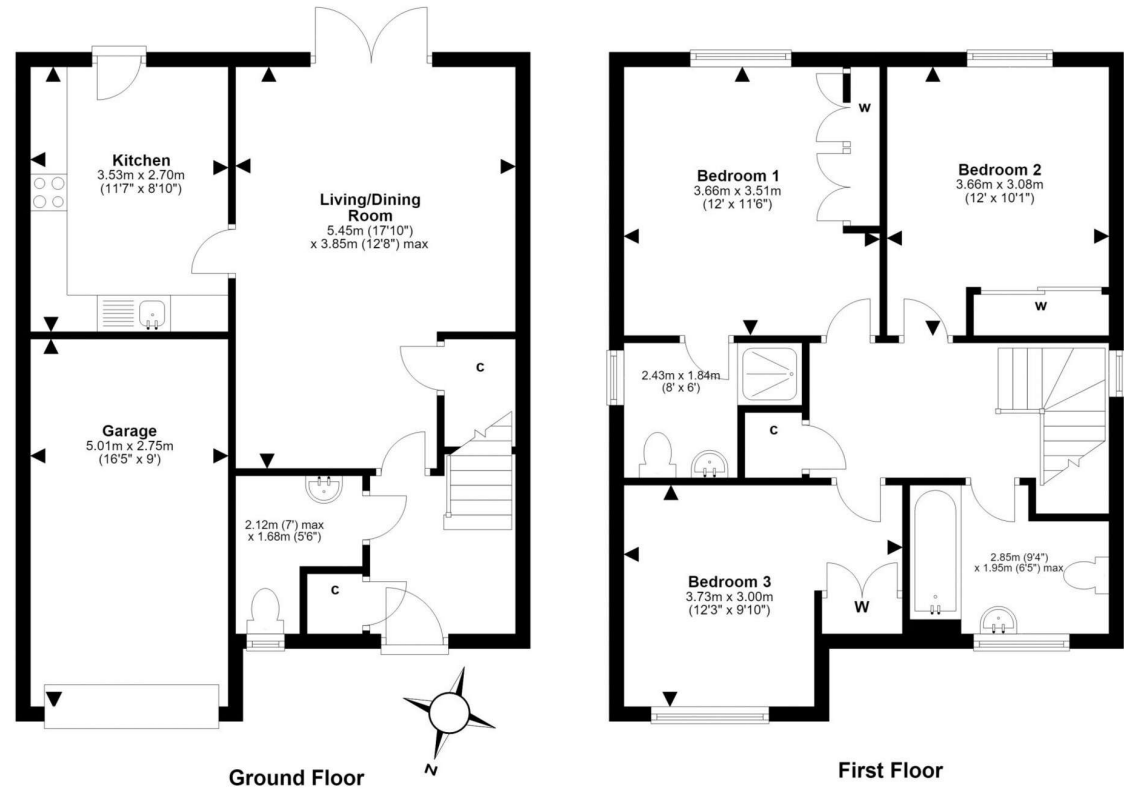
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with all blinds & curtains, TV storage unit and zig zag mirrors. EPC: C. CT: E. Factoring: Scottish Woodlands. Approx. £300 P/Y

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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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