



1 Ben Vorlich Drive, East Calder

Offers Over £475,000

1 Ben Vorlich Drive

East Calder

Presented in truly walk in condition, this exceptional detached family home on the sought after Ben Vorlich Drive offers an outstanding combination of contemporary style, generous proportions and beautifully finished living spaces throughout. Immaculately maintained and finished in fresh, neutral tones, every room has been thoughtfully designed to create a bright, welcoming home that's ready for its next owners to simply move straight into and enjoy.

From the moment you step through the front door, the quality of the home is immediately apparent. A spacious and inviting reception hallway provides an elegant first impression, with soft neutral décor, quality flooring and a bright, airy feel that continues throughout the property. The layout has been carefully considered for modern family living, offering an excellent balance of open plan entertaining space alongside more formal reception areas.

The heart of the home is undoubtedly the sensational open plan kitchen, dining and family room. This impressive space stretches across the rear of the property and is flooded with natural light thanks to wide bi fold doors opening directly onto the landscaped garden. The contemporary kitchen features an extensive range of sleek cabinetry, generous worktop space and integrated appliances, making it equally suited to everyday family life and entertaining on a larger scale.

Adjacent to the kitchen is a superb separate utility room, providing additional worktop space, fitted storage and dedicated laundry facilities, helping to keep the main living area clutter free. With direct access to the rear garden, it's an incredibly practical addition for busy family life, muddy boots, pets and everyday household tasks, while also offering excellent extra storage and preparation space.

There is ample room for a substantial dining table comfortably seating eight to ten guests, while the adjoining family area creates the perfect space for relaxing, socialising or keeping an eye on children while cooking. Whether it's family dinners, birthday celebrations, Christmas gatherings or summer barbecues with friends flowing seamlessly between inside and out, this remarkable room has been designed with entertaining in mind and comfortably accommodates 15 to 20 guests without ever feeling crowded.

A separate formal lounge provides an additional reception room, beautifully presented with calming neutral décor and offering the ideal retreat for cosy evenings or quieter family time this serene space benefits from from facing windows engulfing the space in natural light adding to its size and appeal.

- Five Double Bedrooms
- Large Open Plan Luxury Living
- True Walk In Condition
- Fully Landscaped Rear Garden
- Modern Care Homes Development



Practicality has also been carefully considered, with a stylish ground floor WC, a spacious utility room providing excellent additional storage and laundry facilities and direct access to the rear garden.

Upstairs, this exceptional home continues to impress with a bright and spacious galleried landing that enhances the wonderful sense of light and space found throughout. The upper level has been thoughtfully designed for modern family living and offers four generous double bedrooms, all beautifully presented in immaculate decorative order with stylish finishes and calming neutral tones.

The impressive principal bedroom provides a luxurious sanctuary, offering generous proportions and an extensive range of fitted wardrobes, ensuring excellent storage while maintaining a sleek and uncluttered finish. The room is further enhanced by a beautifully appointed contemporary en suite shower room, complete with a large walk in shower, stylish vanity unit and modern sanitaryware, all finished in elegant neutral tones to create a relaxing, hotel inspired space.

Bedroom two is another exceptionally spacious double room, benefiting from fitted storage and its own contemporary en suite shower room. Beautifully presented with quality fixtures and fittings, this stylish space features a walk in shower, vanity unit and WC, making it ideal for older children, guests or multi generational living while providing a superb level of privacy and convenience.

The remaining two double bedrooms are equally well proportioned and offer exceptional versatility, whether utilised as children's bedrooms, guest accommodation or dedicated home office space. One is currently configured as a stylish home office, demonstrating the flexibility of the accommodation while still comfortably functioning as a spacious double bedroom.

Completing the upper floor is a beautifully finished family bathroom featuring a contemporary three piece suite with bath, vanity unit and quality tiling, offering a stylish and practical space for everyday family living.



Every room upstairs has been meticulously maintained and beautifully styled, ensuring the accommodation is as practical as it is elegant. Externally, the property is every bit as impressive. To the front, a generous monoblock driveway provides ample off street parking and leads to the integral garage.

The fully enclosed rear garden has been professionally landscaped to create an outstanding outdoor living space. A substantial porcelain patio provides the perfect setting for outdoor dining, entertaining and summer barbecues, while the generous lawn offers plenty of space for children to play. Beautifully designed and exceptionally low maintenance, the garden enjoys a bright open aspect and perfectly complements the impressive open plan living space inside.

East Calder remains one of West Lothian's most desirable villages, offering an excellent selection of local amenities, highly regarded schools, cafés and everyday conveniences. Livingston is just a short drive away, providing extensive shopping, leisure and dining facilities, while excellent transport links, including the M8 motorway, nearby rail stations and Edinburgh Airport, make commuting to Edinburgh and Glasgow straightforward.

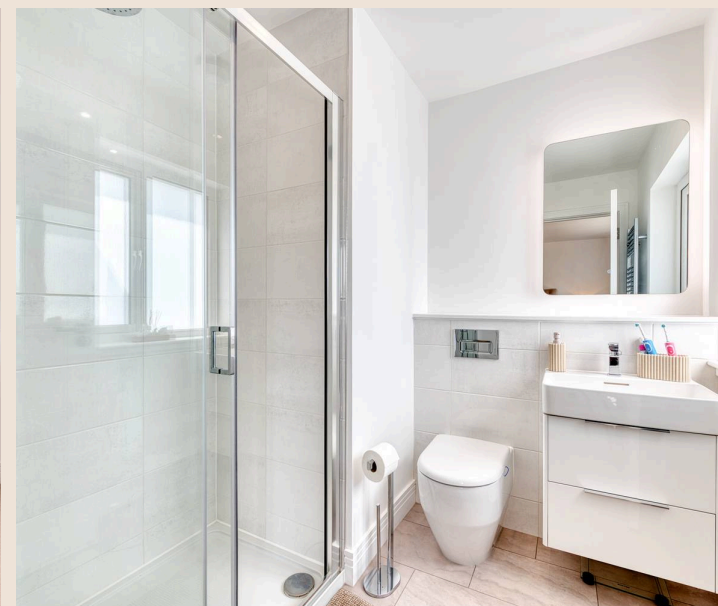
Combining immaculate walk in condition, exceptional open plan living, four generous double bedrooms, two en suites and a beautifully landscaped garden, this outstanding family home offers the perfect blend of style, space and practicality in one of East Calder's most sought after modern developments.

Home Report Value- £480,000

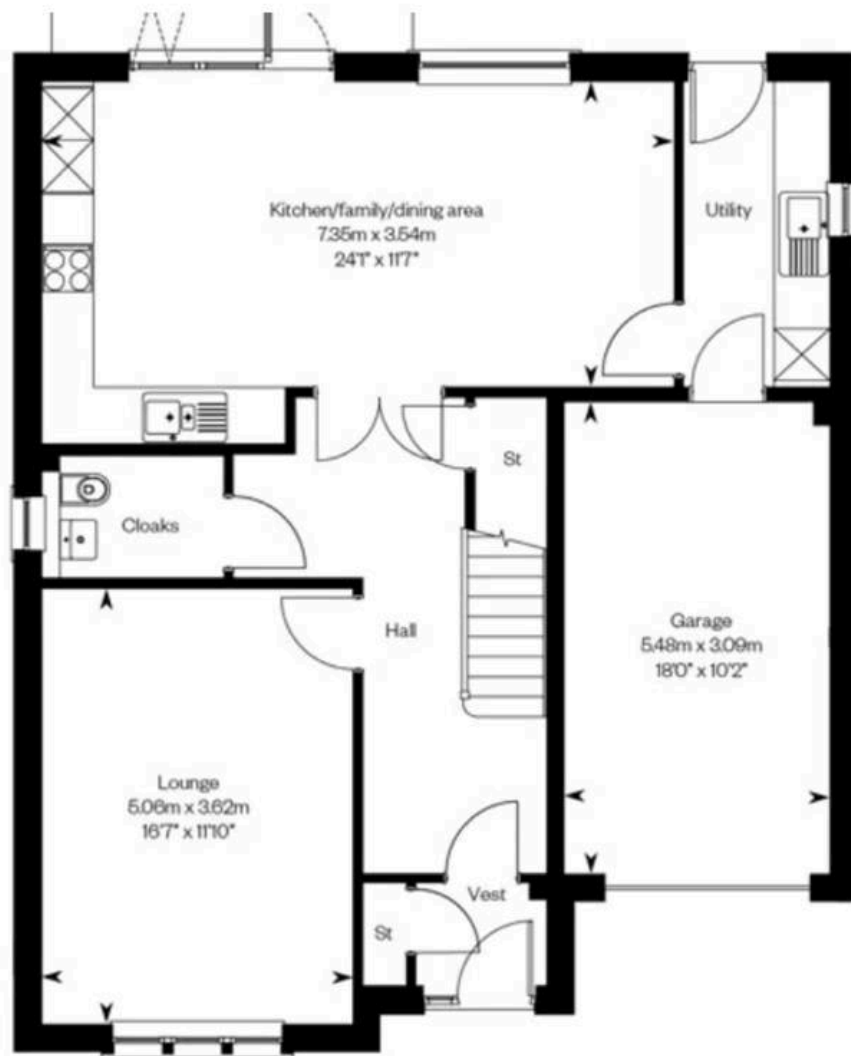
EPC - B

Council Tax Band - G

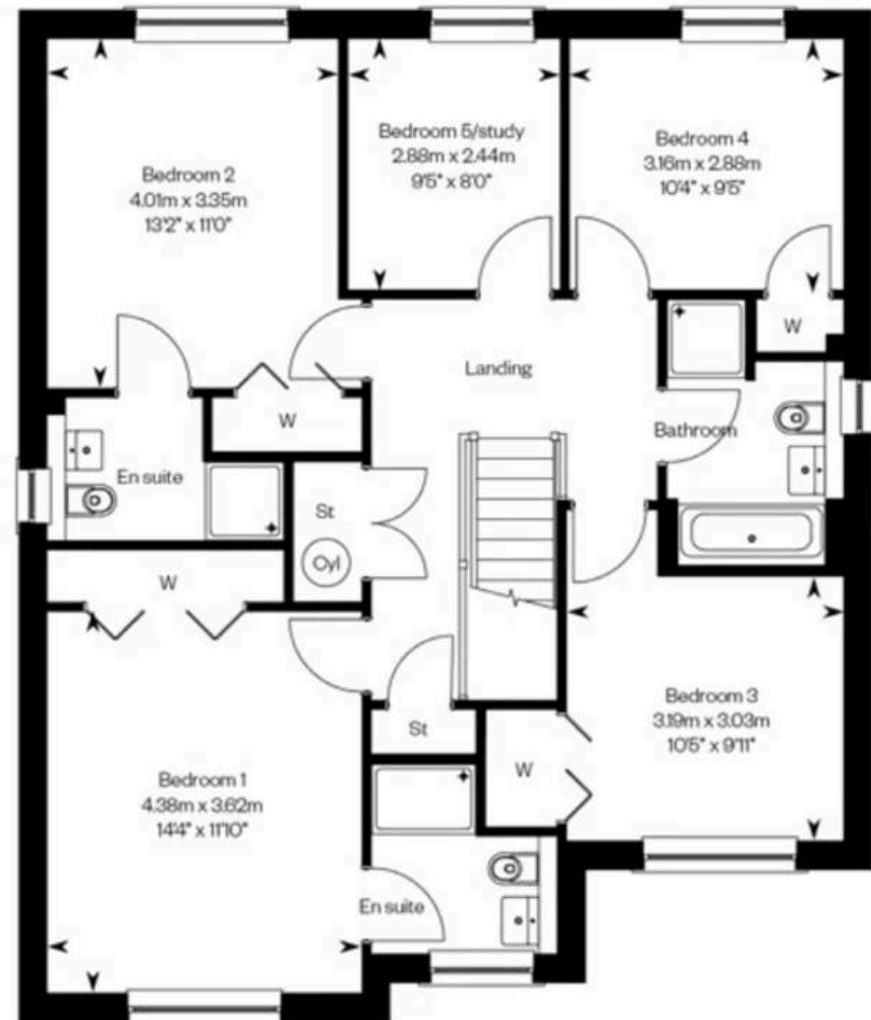
Square Ft- 1808/ 168m²







Ground floor



First floor



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