



6 Ben Lomond Drive

East Calder, West Lothian, EH53 0UN



VMH ESTATE AGENTS



Modern 3-bed semi with gardens, large driveway and spacious plot in popular East Calder

- Sitting room
- Kitchen/dining room
- Utility cupboard
- 2 double bedrooms
- Bedroom 3/study
- Bathroom & downstairs WC
- Large plot with front & rear garden
- Spacious driveway
- Well presented & in move in condition
- Gas central heating & double glazing



Offers Over:

£283,000



Further information can be found in the home report.

About the Property

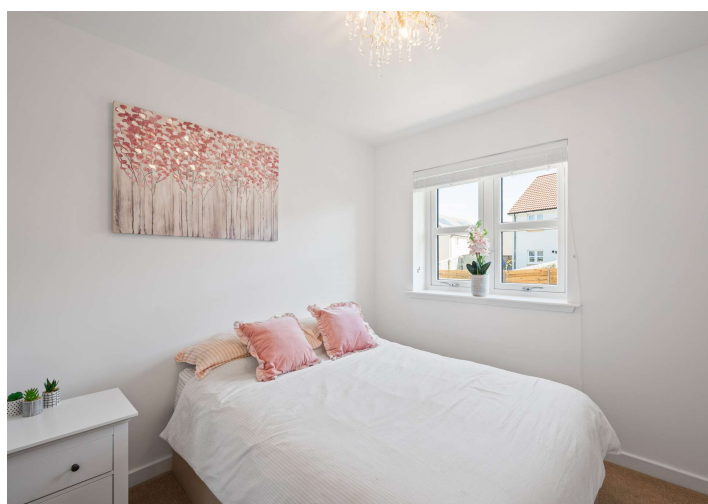
Set on a generous plot within a sought-after modern development, this immaculately presented three-bedroom semi-detached home offers stylish and move-in ready accommodation.

The property features a bright and spacious sitting room together with a contemporary kitchen/dining room spanning the rear of the home, with direct access to the enclosed rear garden—ideal for everyday family living and entertaining. A convenient ground floor WC completes the lower level.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from attractive front and south-facing rear gardens, a large driveway providing off-street parking for multiple vehicles, and the remaining benefits of a modern build, including energy-efficient construction & solar panels.

Extras

To include all fitted carpets, floor coverings, curtains, curtain poles & blinds in addition to the white goods within the kitchen - fridge/freezer, oven, hob, washing machine & dishwasher.



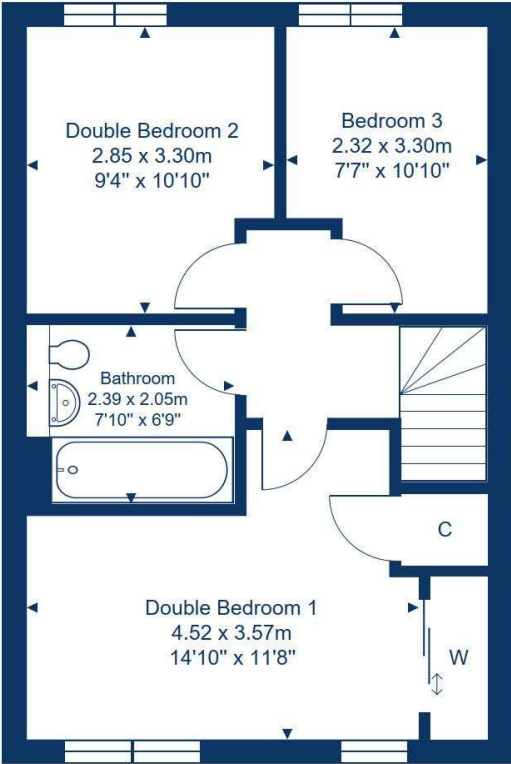


Floor Plan

6 Ben Lomond Drive, East Calder, EH53 0UN



Ground Floor



1st Floor



Total Area: 88.7 m² ... 954 ft²

All measurements are approximate and for display purposes only.

Location

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.

Management

The development is factored by Ross & Liddell at a cost of approx. £10 - £15 per month with an initial £100 float taken. This cost covers the landscaping of the communal green spaces.





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