

14 Adam Drive

EAST CALDER, LIVINGSTON, WEST LOTHIAN, EH53 0PX



Spacious four-bedroom detached house built in 2022 by David Wilson Homes and the first house to be resold in this premium section of the Calderwood development



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious four-bedroom detached house to the market. The property was built in 2022 by David Wilson Homes and will be the first house to be resold in this premium section of the Calderwood development. For those unfamiliar with the area, Calderwood is a sought-after modern development with a new primary school, an excellent secondary school catchment, and easy access to the motorway network via Newbridge and the City Bypass via the A71.

This property is a 'Falkland' style house that sits on a corner plot with a west-facing rear garden which is perfect for afternoon and evening sun. Internally the property is in immaculate condition and is a real blank canvas for a purchaser looking to make their own mark on their new home. The accommodation includes four double bedrooms, two of which have en-suite shower rooms, a family bathroom, a large living room, a spacious dining kitchen, a utility room, a cloakroom, and an integral single garage.

THE LIVING ROOM



The accommodation is focused on a generous living room which is neutrally finished and boasts excellent levels of natural light. Ample floor space will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



Moving along the hall, the dining kitchen and attached utility room occupy the full width of the house and overlook the rear garden. The kitchen has a generous range of base and wall-mounted units that afford excellent prep and storage space for the aspiring chef. A five-ring gas hob, a double oven, a dishwasher, and a fridge freezer are all integrated. Laundry facilities and additional storage are found in the utility room. The kitchen has plenty of space for a large dining table and an additional island unit would be a wonderful addition to the existing kitchen if further work space is needed.



THE UTILITY & WC





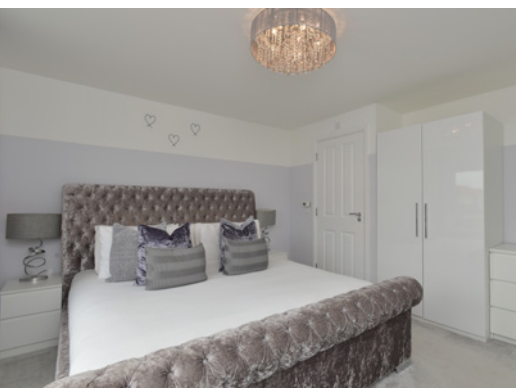
Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft space for additional storage if needed. Bedroom one is the generous master bedroom which has plenty of space for a super king bed and a full suite of free-standing bedroom furniture. Bedrooms two, three, and four are also very well-proportioned double bedrooms. Bedroom two also has access to the second en-suite shower room. The family bathroom is partially tiled and boasts a three-piece white suite.

The house has full double-glazing, gas central heating with an efficient modern boiler, and solar panels which combined create a warm, efficient, and cost-effective home.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

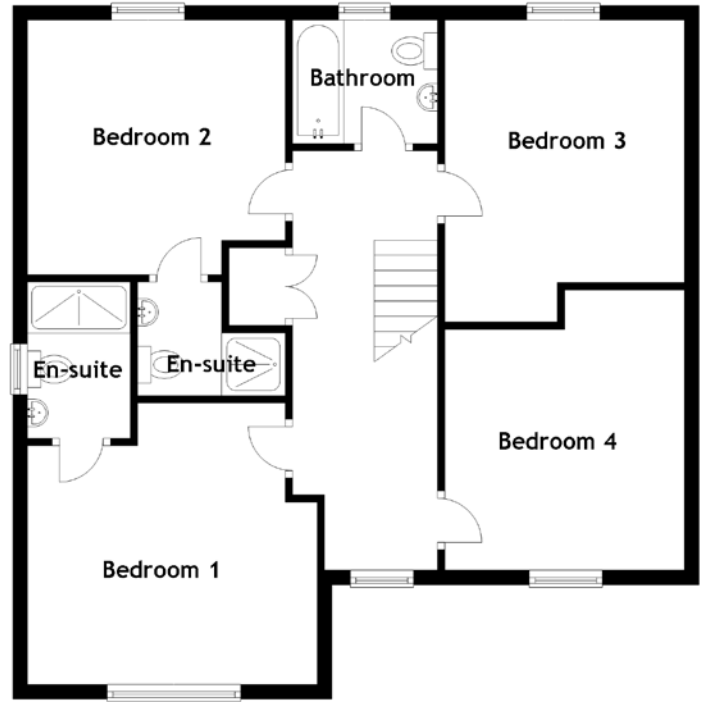
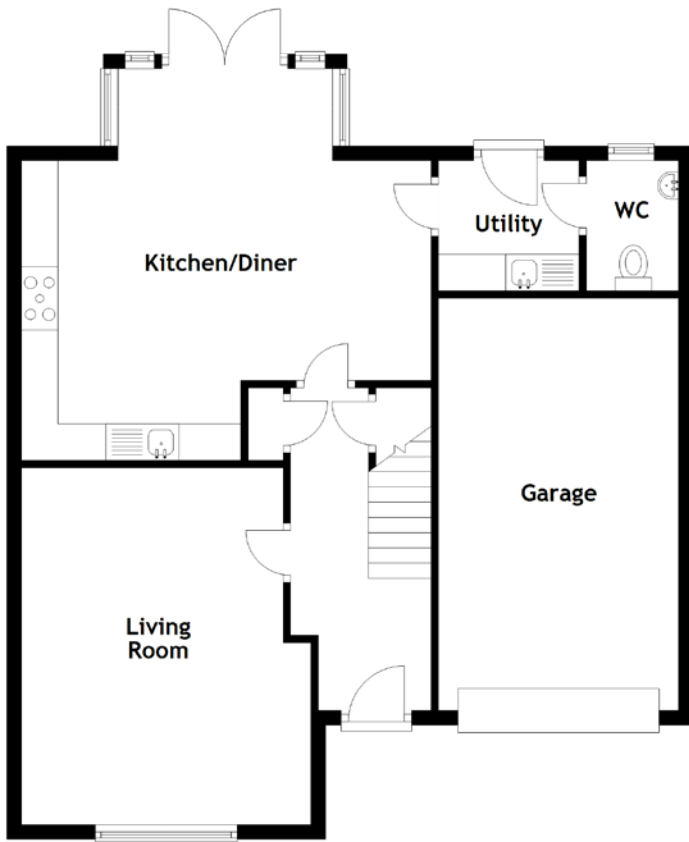


Externally, the property has a private front garden which is laid to lawn and bordered by an extensive bedding area that is maintained by the factors for the development. The large rear garden is largely laid to lawn and there is a mono-blocked driveway leading to the integral garage.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

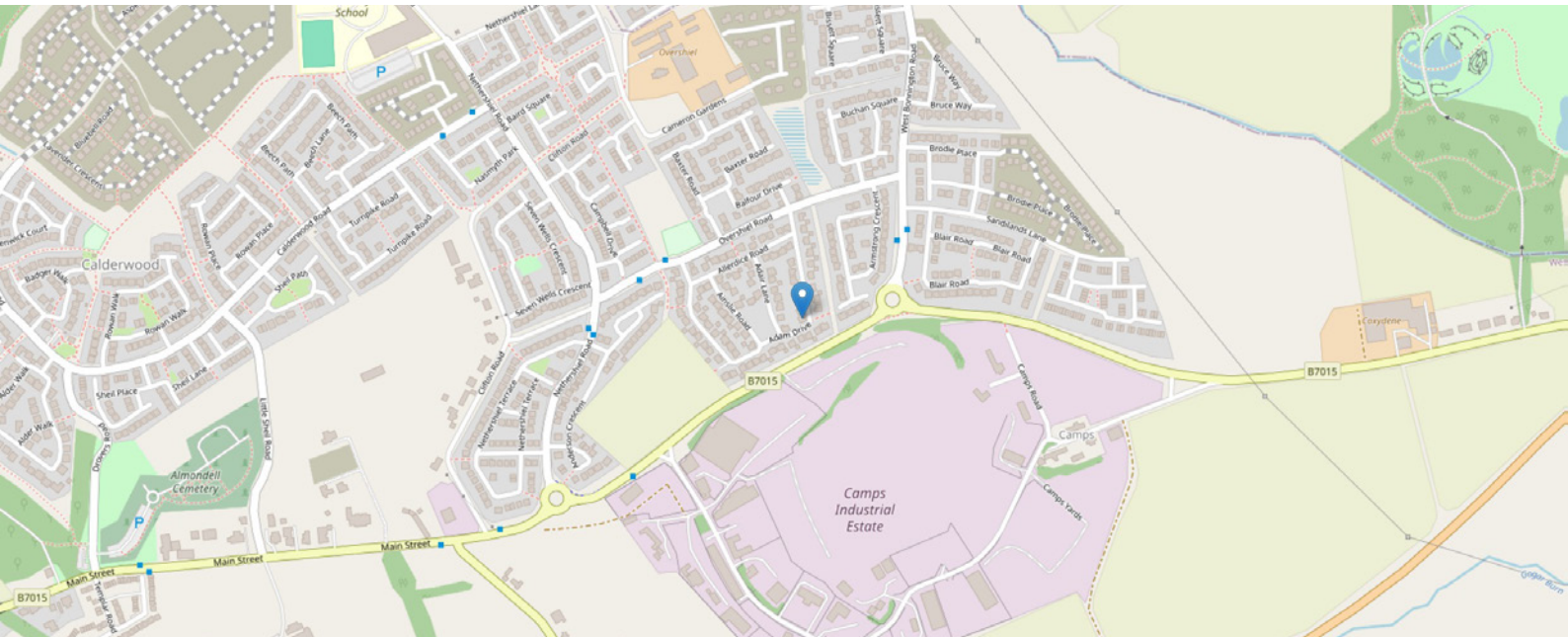


Approximate Dimensions
(Taken from the widest point)

Living Room	4.88m (16') x 3.96m (13')
Kitchen/Diner	5.60m (18'4") x 5.36m (17'7")
Utility	1.92m (6'4") x 1.78m (5'10")
WC	1.78m (5'10") x 1.26m (4'2")
Bedroom 1	3.96m (13') x 3.85m (12'7")
En-suite	2.14m (7') x 1.41m (4'7")

Bedroom 2	3.52m (11'7") x 3.48m (11'5")
En-suite	2.02m (6'7") x 1.56m (5'1")
Bedroom 3	4.13m (13'6") x 2.93m (9'7")
Bedroom 4	3.83m (12'7") x 3.09m (10'1")
Bathroom	2.15m (7'1") x 1.69m (5'6")
Garage	5.64m (18'6") x 3.28m (10'9")

Gross internal floor area (m²): 130m²
EPC Rating: C



THE LOCATION

Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. And of course, East Calder is just a short drive from the extensive shopping and leisure facilities in nearby Livingston.





Thanks to its semi-rural location surrounded by picturesque countryside, East Calder is the ideal base from which to enjoy the great Scottish outdoors. The Almondell and Calderwood Country Park offers fun for all the family, or why not visit the red deer and highland cattle at Beecraigs Country Park in nearby Linlithgow. For culture vultures, West Lothian boasts an abundance of attractions, ranging from historic castles and settlements to contemporary music, theatre and art. Calderwood has its own brand-new primary school that has an excellent reputation. Secondary schooling is available at West Calder High School, one of the best state schools in the Lothians. The town is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Livingston South) provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, East Calder is ideal for commuting to Edinburgh and also enjoys swift and easy access to the M8/M9 motorway network, the Forth Road Bridge and Edinburgh Airport.




Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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