



**2 Daffodil Way, East Calder, West Lothian, EH53 0FJ**



**RE/MAX<sup>®</sup> PROPERTY**



## A Fantastic 3 Bedroom Detached Family Home!

Nicole McFarlane and RE/MAX Property are delighted to bring to the market this generous detached house, which would make an ideal home for a family. Situated in the exclusive Calderwood development, this family friendly locale is in the popular residential area of Daffodil Way, East Calder, West Lothian, EH53 0FJ and is ideally located for all the family and the commuter. Comprising of entrance hall, lounge, breakfasting kitchen, utility room, downstairs WC, 3 bedrooms, 1 with an en-suite and a family bathroom. Further benefits include gardens to the front and rear, garage, driveway, GCH and DG. **You don't want to miss this one!!**

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways, a public park and newly surfaced football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

The home report can be downloaded from the RE/MAX website.

Freehold Property  
Council Tax Band E  
Factor Fee Yes Available on Request







**Front -**

The attractive front garden has a lawn area, a path leading to the front door, small bordering shrubs and an outside light.

**Entrance Hall -**

Enter via a partially glazed composite door into the welcoming hall. Central light fitting, carpet flooring and a radiator. Access to the lounge, dining kitchen, downstairs WC and stairs to the upper level.

**Lounge - 17' 8" x 10' 9" (5.38m x 3.27m)**

Beautiful, bright room with windows to front and side of the property. Central light fitting, carpet flooring and a radiator.

**Breakfasting Kitchen - 18' 1" x 10' 2" (5.51m x 3.10m)**

Stunning room with French doors leading to the rear garden and windows to the front and rear of the property allowing an abundance of natural light to flow in. Comprising of base and wall units with complimentary work tops, matching upstand and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven, extractor fan, fridge/freezer, microwave and dishwasher. Downlighters, under unit lights, vinyl flooring, and 2 radiators. Plenty of space for a dining table and chairs. Access to the utility room.

**Utility Room - 7' 7" x 6' 7" (2.31m x 2.01m)**

Great room with a ½ glazed door. Comprising modern work tops, matching upstand, there is space for a freestanding washing machine and tumble dryer. Central light fitting, large storage cupboard, vinyl flooring and a radiator.

**Downstairs WC - 5' 9" x 3' 7" (1.75m x 1.09m)**

Modern room comprising of a white WC and a floating sink with a chrome mixer tap and vanity unit below. Downlighters, vinyl flooring, decorative wall mirror, extractor fan and a radiator.

**Upper Landing - 13' 1" x 7' 0" (3.98m x 2.13m)**

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, family bathroom and the loft space. Window to the rear of the property. Central light fitting, carpet flooring, 2 storage cupboards and a radiator.

**Bedroom 1 - 13' 11" x 10' 7" (4.24m x 3.23m)**

Gorgeous room with 2 windows to the front and side of the property. Central light fitting, 2 sets of double fitted wardrobes offering an abundance of hanging and storage space, carpet flooring and a radiator. Access to the en-suite.

**En-Suite - 7' 3" x 4' 9" (2.21m x 1.45m)**

Amazing room comprising of a white WC, sink with a chrome mixer tap and vanity unit below, a walk-in shower with a mains operated shower. Downlighters, splash back tiled walls, vinyl flooring, feature mirror, shaver point, extractor fan and a chrome towel radiator.

**Bedroom 2 - 9' 7" x 8' 2" (2.92m x 2.49m)**

Generous room with 2 windows to the front and rear of the property. Central light fitting, fitted wardrobes, carpet flooring and a radiator.

**Bedroom 3 - 10' 2" x 7' 8" (3.10m x 2.34m)**

Another lovely room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator.

**Family Bathroom - 7' 1" x 5' 6" (2.16m x 1.68m)**

Stylish room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap with vanity unit below and a bath with a chrome mixer tap with an overhead mains operated shower and glass screen. Downlighters, splash back tiled walls, vinyl flooring, superb wall mirror, extractor fan and a chrome heated towel radiator.

**Rear Garden -**

Very good sized rear garden which is private and fully enclosed and a gate for access. There is a lawn area, decking area, feature stone chips and bedding plant area. There is also outdoor hot and cold taps, power and lighting. Access to the garage.

**Garage -**

There is a single garage with an up and over door, another door leading into the rear garden, power and lighting. This space offers an abundance of extra storage if required.

**Driveway -**

There is a monobloc driveway to the side of the property offering off street parking.





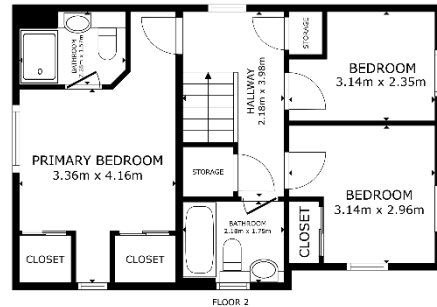
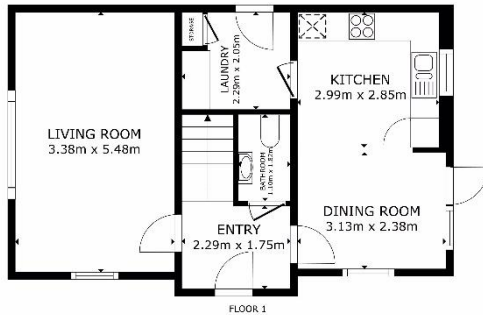


# RE/MAX PROPERTY

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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		91	(92-100) <b>A</b>		91
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	80	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



**Nicole McFarlane**  
[nmcfarlane@remax-scotland.net](mailto:nmcfarlane@remax-scotland.net)  
 07554 236085

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**RE/MAX House, Fairbairn Road, Livingston EH54 6TS**  
**T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net**  
[www.remax-livingston.net](http://www.remax-livingston.net)



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