



- Semi Detached House - Ideal Family Home
- 3 Bedrooms + 1 En Suite Shower Room
- Bright Front Facing Lounge
- Well Equipped Fitted Kitchen
- Family Bathroom - Gas Heating & Double Glazing
- Superb Gardens Front & Rear - Potential for a Driveway

**Alba Property View ...**

*"From spacious accommodation to two bathrooms and great garden grounds. This property has it all. Plenty of space for all the family".*



Nestled in the heart of the welcoming village of East Calder, 8 Queens Gardens stands as a delightful sanctuary, perfect for families in search of a harmonious balance between community charm and comfortable living. This lovely three-bedroom semi-detached house is designed to create a warm and inviting atmosphere.

Upon entering the property, you're greeted by an entrance vestibule complete with a handy store cupboard, leading to a central hallway. This space branches off to the various areas of the home, including a spacious, front-facing lounge bathed in natural light, offering serene views of the manicured front garden—a perfect spot for relaxation and family time.

The well-equipped kitchen boasts an array of base and wall units, complemented by multi-coloured splashback tiles, and comes complete with essential appliances. A rear hallway provides additional storage and exterior access, marrying functionality and design.

Completing the ground floor accommodation is the white-tiled bathroom, featuring a three-piece suite and an opaque window for privacy.

Upstairs, the carpeted bedrooms promise restful slumbers. The master bedroom can effortlessly accommodate a double bed and extra furniture, while bedroom two is another generously sized double with storage solutions. Bedroom three, a good-sized single, benefits from an en suite shower room, enhancing the home's appeal. The en suite is finished in a crisp white tiling to walls.





Externally, the enclosed front garden provides a canvas for potential enhancement, such as a driveway, subject to planning consent. The front garden is laid to lawn with a paved patio and access to the side and rear. The expansive rear garden offers a blend of paved and chipped areas, surrounded by hedges for seclusion—ideal for alfresco dining and children's play.

Completing this family residence are modern conveniences such as gas heating and double glazing, ensuring comfort year-round. Discover the potential of 8 Queens Gardens, a place where memories are waiting to be made.

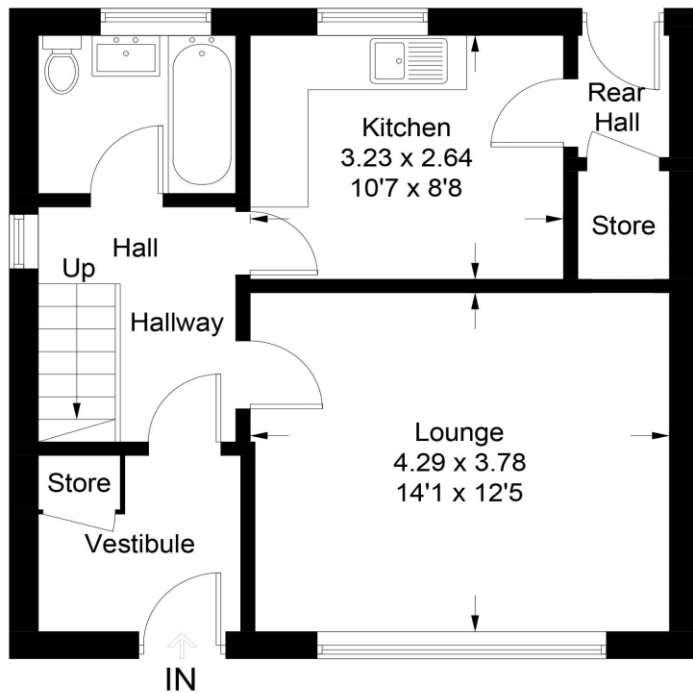
### Sizes

- Vestibule** 6' 6" x 6' 5" (1.98m x 1.95m)
- Hallway (inc stairs)** 8' 8" x 6' 8" (2.64m x 2.03m)
- Lounge** 14' 1" x 12' 5" (4.29m x 3.78m)
- Kitchen** 10' 7" x 8' 8" (3.22m x 2.64m)
- Family Bathroom** 6' 6" x 5' 8" (1.98m x 1.73m)
- Rear Hallway** 4' 6" x 3' 2" (1.37m x 0.96m)
- Bedroom 1** 13' 9" x 10' 3" (4.19m x 3.12m)
- Bedroom 2** 10' 10" x 9' 9" (3.30m x 2.97m)
- Bedroom 3** 7' 9" x 7' 5" (2.36m x 2.26m)
- En Suite** 7' 5" x 3' 1" (2.26m x 0.94m)

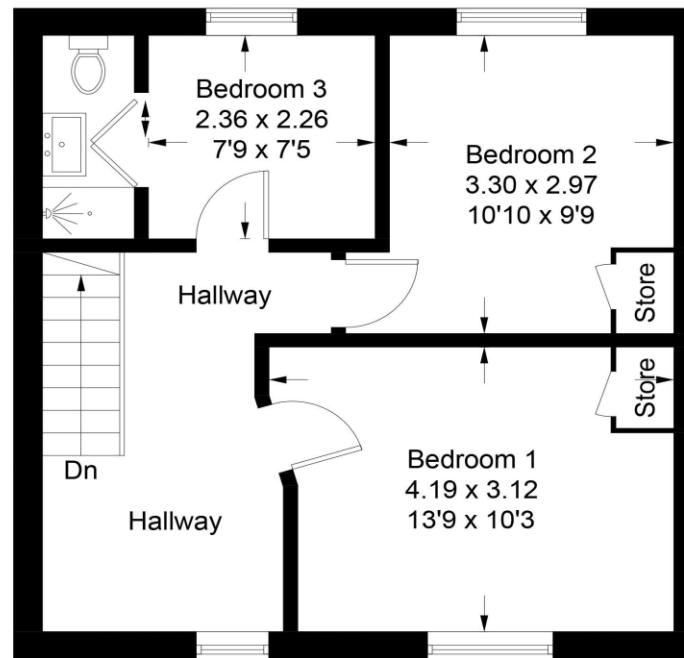


## 8 Queens Gardens, East Calder

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft



Ground Floor



First Floor

### Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings and white goods

### Area

East Calder is a fantastic village on the East side of West Lothian. There are ample local amenities including, Doctors, Dentist, Shops, Hairdressers, Beauticians, Library, Sport Centre and Churches all on the doorstep of this Property. Picturesque surroundings can be found at Almondell and Calderwood Country Park, just perfect for enjoying an afternoon walk. East Calder is an ideal commuter base with its close proximity to the A71, M8 and Edinburgh City Bypass. A train station a couple of miles away at Kirknewton and bus links to Edinburgh and Livingston is just 10 minutes drive away providing additional Leisure facilities and further services.

### Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



**01506 500 999**

**[www.AlbaProperty.co.uk](http://www.AlbaProperty.co.uk)**

**Call us to arrange a FREE home valuation.  
Our Guarantee – No Sale, No Fee.**



**zoopla.co.uk**

