



- Semi Detached House
- Fantastic Outdoor Space-Vast Driveway-Gardens Front & Rear
- 4 Bedrooms - Shower Room & Family Bathroom
- Fitted Kitchen/Diner & Utility Room
- Conservatory & Bright & Airy Lounge
- Ideal Family Home - Move-In Ready

Alba Property View ...

"A modern, spacious home perfect for a growing family. Located within the highly desirable East Calder area and early viewing is highly advised"



Alba Property are delighted to present to the market this truly fabulous family home located within the highly desirable village of East Calder, West Lothian. Behind its welcoming exterior, vast front garden and driveway, sits a spacious, well-presented home with flexible living accommodation over two levels. Accommodation comprises of on the ground floor entrance vestibule, front facing lounge, fitted kitchen with open plan dining, utility room, sunny conservatory, shower room and bedroom four. On the upper level three further generous bedrooms and stylish, recently upgraded family bathroom. A perfect home for a growing family and in move-in ready condition throughout. Benefiting from a driveway to front for several vehicles and a paved patio for enjoying sunny days. The secluded, private rear garden is a real sun trap and a great spot to catch the summer rays. Gas central heating and double glazing ensures all year-round climate efficiency.

Accommodation

Entrance Vestibule 5' 1" x 3' 10" (1.55m x 1.17m)

UPVC double glazed door gives access to the entrance vestibule which in turn leads to the lounge.

Lounge 16' 7" x 12' 5" (5.05m x 3.78m) Elegant formal lounge with fresh neutral décor with complementing dark wood laminate flooring. A wonderful, bright room with plenty of space for all the family. Windows to front allows an abundance of natural light to flood the room. Carpeted staircase leads to the upper landing and door leads to the kitchen/diner.

Kitchen/Dining Room 16' 7" x 11' 8" (5.05m x 3.55m) Well-equipped fitted kitchen with a wide range of base and wall mounted units and completing worktops and splash back tiling to walls. Handy store cupboard for all your household necessities. Door leads to the utility room and conservatory. Ample space for a family sized dining table and chairs for enjoying family meals and entertaining guests.

Conservatory 11' 4" x 9' 2" (3.45m x 2.79m) An ideal room to relax with views over the well-maintained private garden. Laminate flooring.

Utility room/Laundry Room 8' 9" x 5' 3" (2.66m x 1.60m) Supplemented by a utility/laundry room providing additional storage. Plumbed for a washing machine and dryer. Door gives access to outside, bedroom four and the shower room. Window to rear.

Shower Room 4' 9" x 5' 2" (1.45m x 1.57m) Conveniently located shower room with white w.c, wash hand with white high gloss vanity storage below and shower. Crisp white tiling to walls and co-ordinating terracotta tiled floor.





Bedroom 4 13' 3" x 7' 9" (4.04m x 2.36m) Generous double bedroom located on the ground floor with ample space for free-standing bedroom furniture. This room also works perfectly as a work from home office or playroom. Decorated in neutral hues. Window to front. Laminate flooring.

Upper Landing

The upper landing gives access to three further bedrooms and the family bathroom. Two further great store cupboards.

Bedroom 1

12' 5" x 8' 9" (3.78m x 2.66m) Light and airy, front facing double bedroom supplemented with built-in storage and ample space for additional bedroom furniture.

Bedroom 2

9' 9" x 8' 6" (2.97m x 2.59m) Double bedroom presented with fresh neutral decor with window overlooking the rear garden. Built in storage and ample space for free-standing bedroom furniture as required.

Bedroom 3

9' 5" x 7' 5" (2.87m x 2.26m) The third bedroom is also of great proportions and has window overlooking the front. Laminate flooring.

Family Bathroom

6' 5" x 5' 4" (1.62m x 0.00m) Recently upgraded, contemporary family bathroom completes the accommodation. This striking bathroom is finished to a high standard and enjoys a white three-piece suite comprising of w.c, wash hand basin and bath with rainforest shower incorporated above. Stylish wet wall panelling, ceiling spotlights, LED mirror, heated stainless steel towel rail and complementing laminate floor completes the look perfectly.

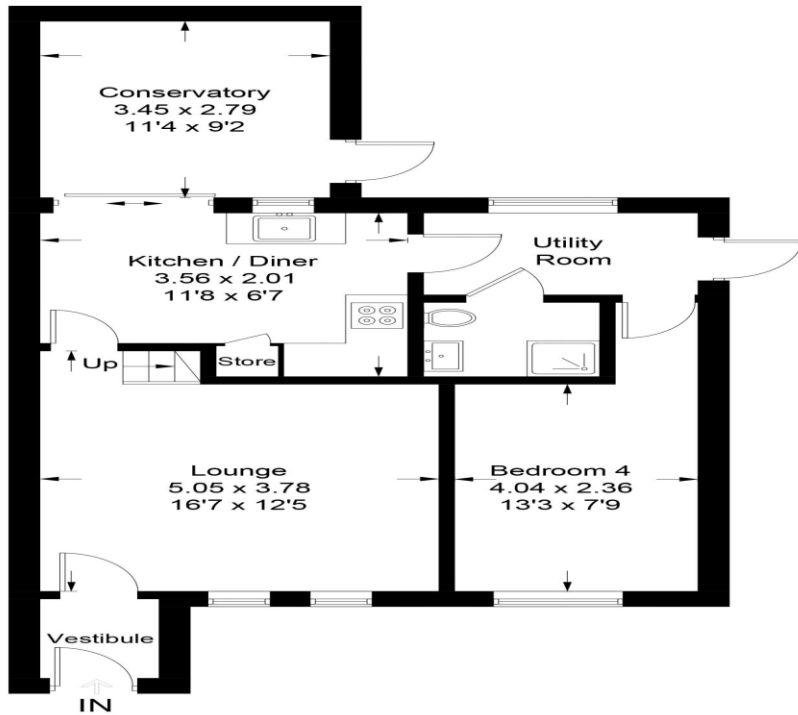
Externally

Outside, there is a well-tended front garden with a paved patio area and a secluded, private rear garden for the family to enjoy in the summer months. The secluded rear garden is laid to lawn with paved patio area for hosting summer parties. Off-street parking is also provided thanks to the vast driveway to front which offers off-street parking for multiple vehicles.

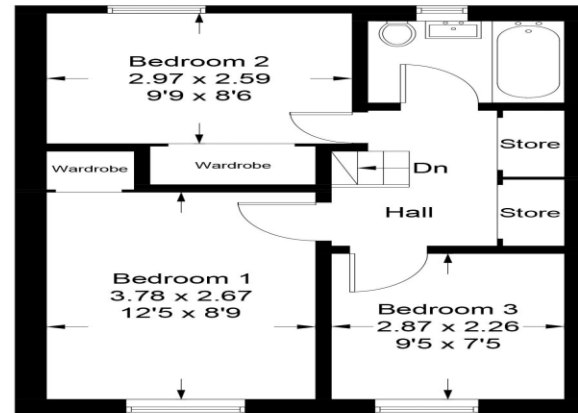


8 Ormiston Drive, East Calder

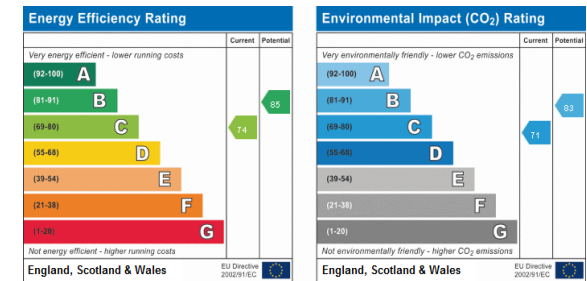
Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, light fittings, free-standing dishwasher and garden shed. The cooker, fridge/freezer and washing machine are available by a separate negotiation.

Area

East Calder is a fantastic town 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

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.



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