



- Immaculate Detached Family Home
- 4 Double Bedrooms & 1 En Suite Shower Room
- Spacious Open Plan Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Elegant Lounge & Four-Piece Family Bathroom
- South/West Facing Garden, Double Driveway & Garage

Alba Property View ...

"A house that has it all- bright, spacious, beautifully presented with generous south/west facing gardens"



Alba Property are truly delighted to present this stunning and immaculately presented four-bedroom, three bathroom detached family home situated within a much sought-after residential development of Calderwood, East Calder. This superb home provides contemporary, flexible accommodation over two levels which is finished to an incredibly high standard throughout. In addition, the property enjoys, gas central heating, solar panels, double glazing, quality flooring and great storage. Spacious accommodation over two levels comprises of welcoming entrance hallway, elegant formal lounge, cloakroom and exquisite open plan kitchen/dining room/family room. On the upper level, four bedrooms (two with built-in storage), en suite shower room and the family bathroom. Set within generous South/West facing gardens with double driveway and single garage early viewing is highly advisable.

Accommodation

Entrance Hallway 13' 2" x 6' 9" (4.01m x 2.06m)

The property offers huge kerb appeal and is accessed via a double-glazed door which in turn provides access to the entrance hallway, lounge, kitchen/dining/family room and the cloakroom. Carpeted staircase gives access to the upper landing. A quality hardwood floor runs throughout most of the ground floor accommodation.

Lounge 14' 6" x 13' 8" (4.42m x 4.16m)

Elegantly proportioned, light and airy front facing lounge. Decorated in fresh neutral tones. A wonderful room for entertaining guests or relaxing after a busy day. Fitted with a cosy carpet.

Kitchen/Dining/Family Room 28' 6" x 10' 11" (8.68m x 3.32m)

The kitchen is known as the gathering place for friends and family, the place memories are made and for good reason with this amazing room which opens out onto the landscaped garden. A contemporary white, high gloss fitted kitchen with complementing worktops and a breakfast bar for enjoying casual dining. Benefitting from the added luxury of integrated appliances and space for a family sized dining table and chairs. Door leads to the utility room.

Cloakroom 6' 3" x 3' 7" (1.90m x 1.09m)

Conveniently located cloakroom with white w.c and sink.

Upper Landing

The upper landing provides access to all four double bedrooms and the family bathroom which are all spacious, airy, and beautifully presented. The bedrooms and the hallway have plush carpeting for maximum comfort. Hatch to the loft space. Store cupboard houses the hot water tank.





Bedroom 1 14' 7" x 11' 8" (4.44m x 3.55m)

The sophisticated master bedroom is decorated in neutral neutral tones with a feature navy blue painted wall, enjoys fitted wardrobes and an en suite shower room plus ample space for free-standing bedroom furniture.

En Suite 8' 5" x 5' 4" (2.56m x 1.62m)

A luxurious, contemporary en suite shower room which enjoys a white three-piece suite comprising of w.c, wash hand basin and shower cubicle. Stylish splashback tiling to walls and laminate flooring. Window to front.

Bedroom 2 10' 10" x 8' 10" (3.30m x 2.69m)

Second double bedroom with fitted wardrobes with mirror sliding doors to one wall. Window to front allowing natural sunlight.

Bedroom 3 10' 7" x 10' 2" (3.22m x 3.10m)

Light and airy rear facing double bedroom with ample space for free-standing bedroom furniture. Window to rear.

Bedroom 4 10' 2" x 10' 2" (3.10m x 3.10m)

Fourth, neutral decorated double bedroom with plenty of space for free-standing bedroom furniture. This room is located to the rear of the property.

Family Bathroom 10' 5" x 7' 2" (3.17m x 2.18m)

The sleek four-piece family bathroom completes the accommodation. The bathroom comprises of white w.c, wash hash basin, bath and separate shower cubicle. The modern splashback tiling and plank effect vinyl floor completes the look perfectly. Opaque window to the rear.

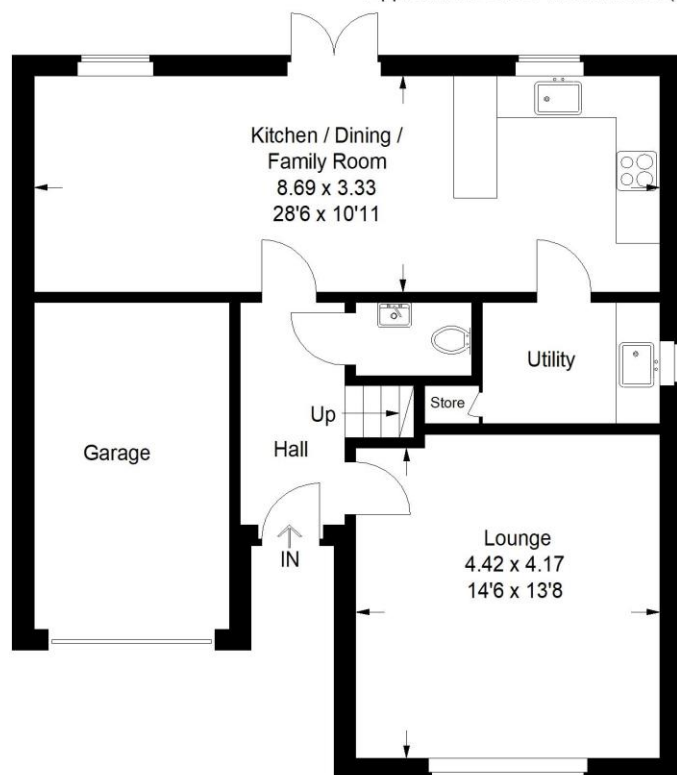
Externally

Outside, there is a well-tended front garden which is laid to lawn and a landscaped rear garden for the family to enjoy. The rear garden is laid to lawn with a paved patio for hosting summer parties. The garden is South/West facing and the perfect spot for enjoying the summer rays. Off-street parking is provided thanks to the double driveway and the single garage. The garage has power, light, shelving and houses the boiler.

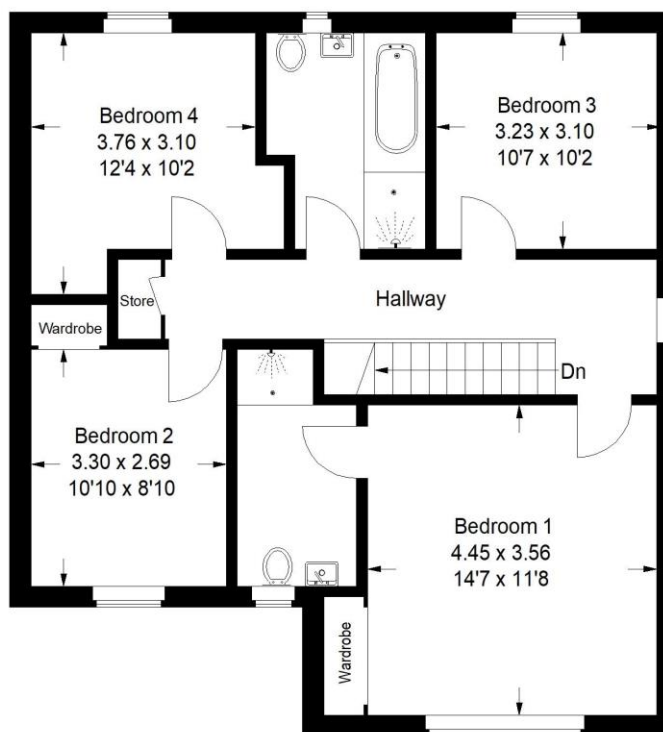


25 Nasmyth Park, East Calder

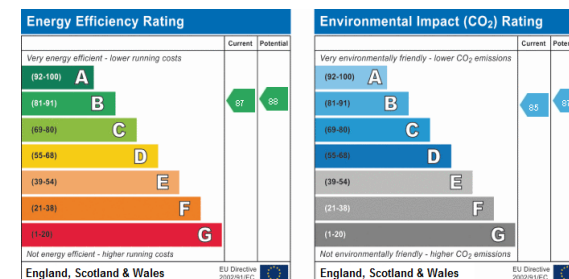
Approximate Gross Internal Area (Excluding Garage) = 138 sq m / 1486 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, ground floor light fittings and upper landing light fittings, integrated double oven, hob, fridge/freezer, dishwasher and washing machine.

Area

Spacious detached family home forming part of the new Calderwood development in the sought-after village of East Calder, West Lothian. Enjoy the wonderful walks through Calderwood Country Park in acres of beautiful countryside surrounding the new village. Providing excellent commuter links to Edinburgh, Glasgow & Fife with its close proximity to the A71, M8, M9 and Edinburgh City Bypass. The development lies on a regular Lothian bus route connecting the village with the rest of West Lothian including the Livingstone Centre and Edinburgh while nearby Kirknewton train station provides services to Edinburgh & Glasgow.

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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