



**RE/MAX** PROPERTY



***38 Beech Path, East Calder, West Lothian, EH53 0FR***

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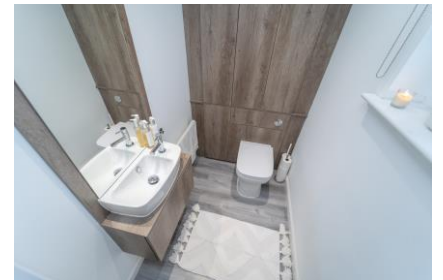
- **Gorgeous Mid-Terraced Home**
- **Impeccably Finished Internally**
  - **Pretty Lounge**
  - **Well-Equipped Kitchen**
    - **2 Double Bedrooms**
    - **1 Single Room**
  - **Gorgeous Bathrooms**
  - **Landscaped Gardens**

## **\*\*GORGEOUS 2/3 BEDROOM MID-TERRACE HOME!!\*\***

Niall McCabe & RE/MAX Property are proud to welcome to the market this sublime 2/3 bedroom mid-terraced property which is perfectly located in the ever-popular and newly developed Calderwood development in East Calder. The property enjoys thoughtfully designed interiors along with gorgeous décor – creating the most wonderful ‘first or next step’ on the property ladder.

Calderwood itself is a growing community with modern facilities now included, such as a car club, electric bicycles, coffee shop (which also does takeaway) and a brand-new Primary School and Nursery. East Calder is a highly regarded town 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, barbers and hairdressers, a local bistro pub and takeaways, a public park and recently surfaced football pitches.

**Council Tax Band C**  
**Factor Fee - £18.67 per month**  
**Freehold Property**



#### Entrance Hallway

7' 0" x 6' 7" (2.13m x 2.01m)

Light & airy hallway which offers easy access to the living and sleeping accommodation. The space has been decorated in stunning, neutral tones – showing a sign of the interiors to follow.

#### Lounge Area

15' 7" x 13' 3" (4.76m x 4.05m)

Located at the rear of the home, the lounge is the ideal spot to relax. It offers a flexible floorspace for various furniture formations, stunning laminate flooring & slick décor. There are also patio doors leading onto the rear garden – giving a wonderful sense of connectivity with the outdoors.

#### Kitchen Area

12' 0" x 9' 7" (3.65m x 2.93m)

Well equipped kitchen area with a sociable breakfasting bar. There is a large selection of base & wall mounted high gloss units, with gorgeous countertops and splashback tiling. The room enjoys a plethora of integral appliances, as well-as space for freestanding. Close by is a bijoux dining area.

#### W.C

Completing the lower accommodation is a beautiful 2-piece W.C with wash hand basin & W.C – there is a partially mirrored wall, and ample fitted storage.

#### Upper Landing

7' 11" x 5' 4" (2.42m x 1.63m)

Rising a plush, carpeted stairway the upper landing has been decorated in modern tones and offers access to all bedrooms, a family bathroom & attic space.

#### Bedroom 1

11' 11" x 11' 7" (3.62m x 3.53m)

The master bedroom is a generous size and is handily located to the front, and enjoys views over the area. There is ample fitted storage & central lighting.

#### Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

Bedroom 2 is also a generous double room which has been finished in a stylish palette it benefits from having central lighting, radiators and carpeted flooring.

#### Bedroom 3/Study

10' 10" x 4' 11" (3.29m x 1.49m)

Bedroom 3 could be used as a single room, home office or dressing room – depending on the individual purchasers needs.

#### Family Bathroom

7' 0" x 5' 8" (2.14m x 1.73m)

Chic 3-piece family bathroom with a stunning bathtub & overhead shower, there are partially tiled walls and a gorgeous flooring design, and ample vanity storage.

#### Externally

Externally, the property is accompanied by a sunny & well maintained rear garden. There is a large lawn and patio area – creating wonderful spots to relax with friends. To the front there is a lawned section leading to the front door. The property further benefits from having an allocated parking space & ample visitor spaces also.





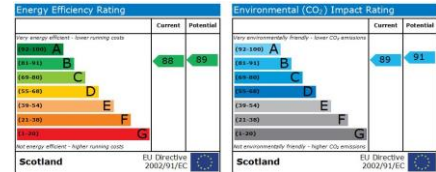
GROUND FLOOR: 17.16 sq m (182 sq ft) (including porch)

Matterport



FIRST FLOOR: 10.19 sq m (110 sq ft) (including porch)

Matterport



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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