

19 Abercromby Crescent

CALDERWOOD, EAST CALDER, WEST LoTHIAN, EH53 0GX



*IMMACULATE 5 BEDROOM DETACHED HOME,
SUBSTANTIAL LIVING SPACE OVER TWO FLOORS*



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McEwan Fraser is delighted to present this immaculate 5 bedroom detached home to the market. The property, which enjoys an excellent position at the end of a cul-de-sac with no through traffic, was only completed in November 2020 by Miller Homes and has since been upgraded beyond the builder's original specification. It is offered to the market chain free due to an overseas job opportunity. Internally, the property offers substantial living space over two floors with two public rooms, breakfasting kitchen, utility room, cloakroom and a double integral garage on the ground floor; on the first floor there are two en-suite bedrooms, three further double bedrooms and family bathroom. Further benefits include a generous rear garden, a double driveway, gas central heating, double glazing and solar panels.

On entering the property, you find a wide and welcoming hallway. The first thing that catches your eye is stunning Amtico flooring which continues through into the public room. Accommodation is focused on the living and dining rooms which are connected by double doors to give a natural flow to the entertaining space. The bay fronted living room offers excellent floor space with abundant natural light arrive through a bay window. The floor space on offer gives plenty of space for a variety of different furniture configurations. This will allow the new owner plenty of flexibility to create their ideal entertaining space. The adjoining dining room, which can also be accessed from the kitchen, overlooks the rear garden and has ample space for a 6 or 8 seat dining table.







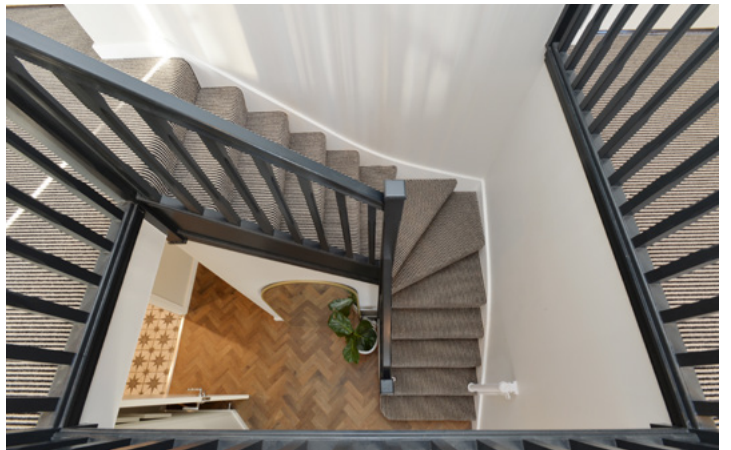


The kitchen is comprised of a generous range of base and wall mounted units that include a breakfast bar and offer excellent prep and storage space for the aspiring chef. Gas hob, electric oven and dishwasher are integrated. Space has been provided for a substantial free-standing fridge freezer.

An attached utility room provides additional storage space and includes laundry facilities. The floor space in the kitchen gives plenty of room for a breakfast table or additional seating and French doors open onto a rear patio.

The ground floor is completed by a generous cloakroom located off the main hallway.





A central staircase takes you to an extensive first-floor landing which gives access to 5 bedrooms and family bathroom. Bedroom 1 is the obvious master and includes two large integrated wardrobes and ample floor space for a further range of free-standing bedroom furniture. This bedroom also enjoys access to a stylish en-suite shower room. The second bedroom is a further generous double with extensive floor space and access to its own en-suite shower room. The three further bedrooms are also well-proportioned doubles.

The internal accommodation is completed by the family bathroom which includes a white three-piece suite and a separate built-in shower.



bedroom 1





bedroom 2





bedroom 3





bedroom 4

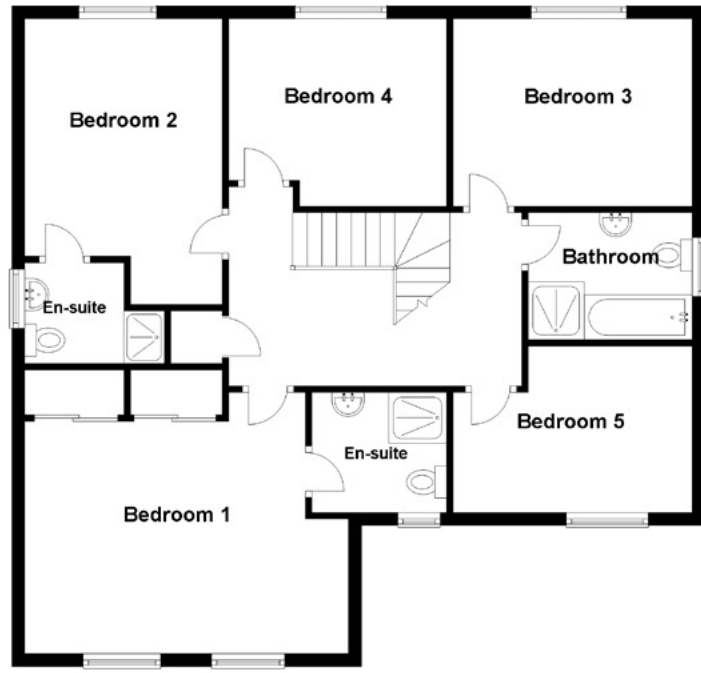
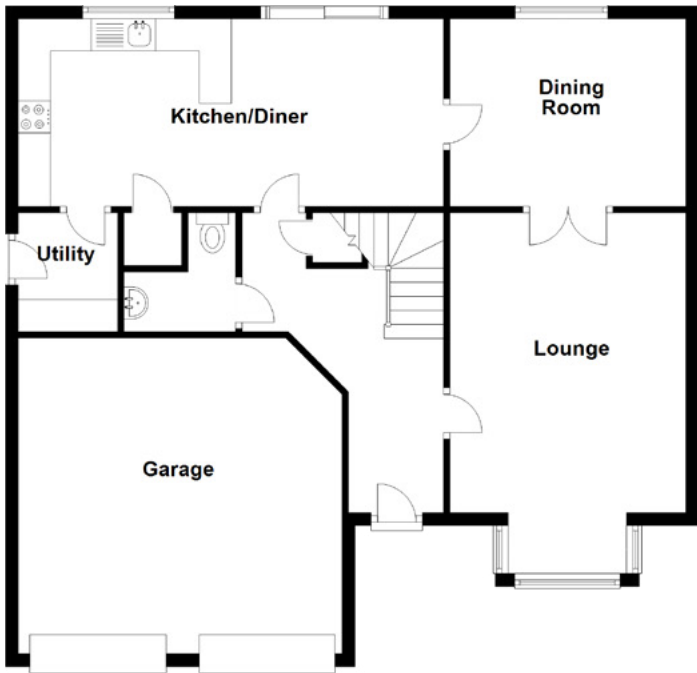




bedroom 5







Approximate Dimensions
(Taken from the widest point)

Lounge	5.62m (18'5") x 3.68m (12'1")
Kitchen/Diner	6.63m (21'9") x 2.92m (9'7")
Dining Room	3.68m (12'1") x 2.92m (9'7")
Utility	1.85m (6'1") x 1.55m (5'1")
Garage	5.05m (16'7") x 4.92m (16'2")
Bedroom 1	5.05m (16'7") x 4.07m (13'4")
En-suite	2.02m (6'8") x 1.77m (5'10")
Bedroom 2	4.45m (14'7") x 3.06m (10')

En-suite	2.18m (7'2") x 1.57m (5'2")
Bedroom 3	3.73m (12'3") x 2.96m (9'9")
Bedroom 4	3.40m (11'2") x 2.92m (9'7")
Bedroom 5	3.73m (12'3") x 2.57m (8'5")
Bathroom	2.56m (8'5") x 1.98m (6'6")
Gross internal floor area (m ²): 160m ²	
EPC Rating: B	



Externally the property boasts a private front garden which is laid to lawn; double monobloc driveway gives access to the double garage; and a generous rear garden which has been professionally landscaped with bedding areas, patio and high-quality artificial grass for ease of maintenance.

This is a stunning house and internal viewing is highly recommended.

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The Calderwood development is located in the West Lothian village of East Calder, which has a good range of local amenities, including excellent schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71, which gives access to the main motorway networks.

Livingston is close by and has an excellent range of shopping facilities which include the Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.

The Location

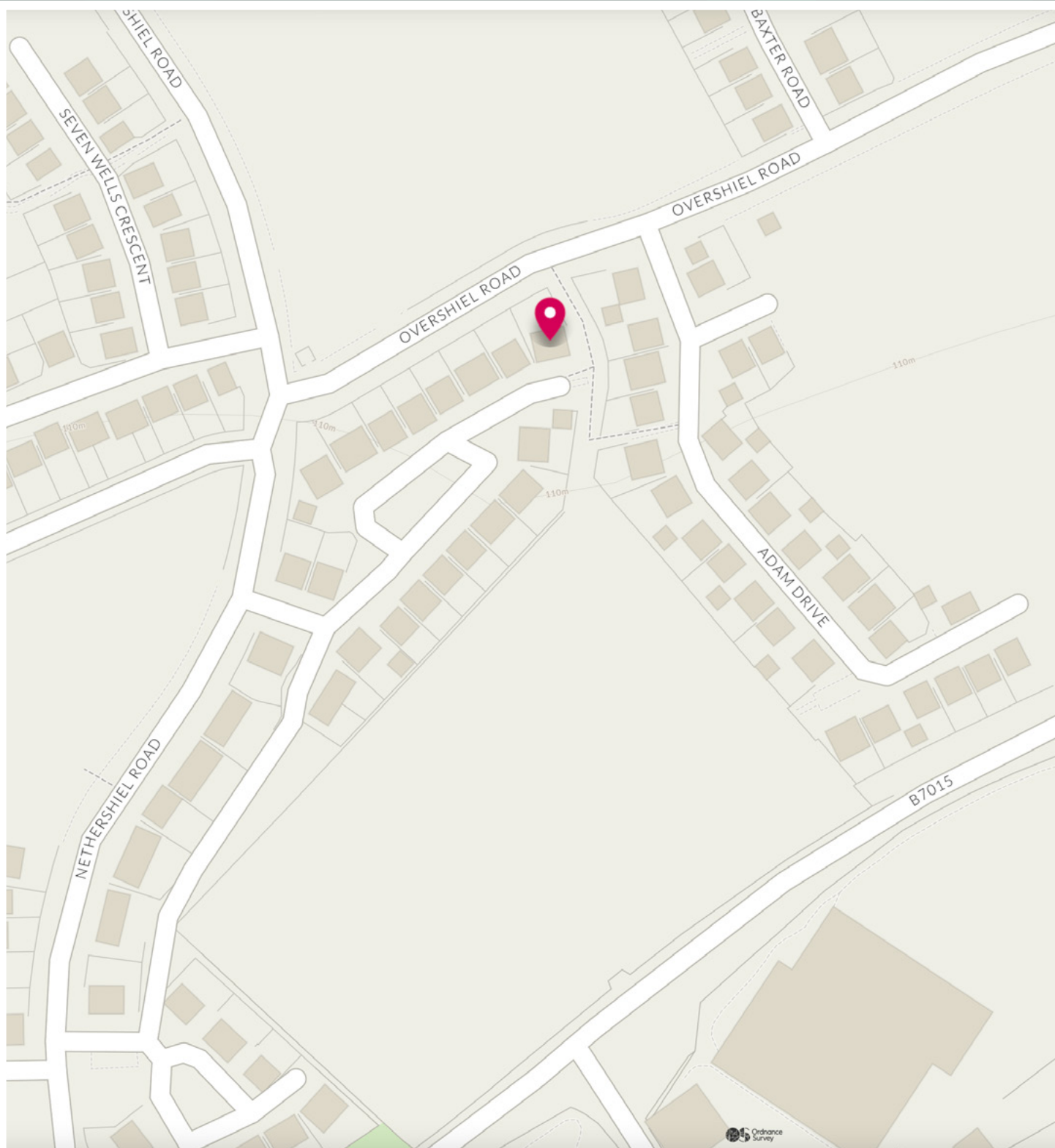


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
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