

# 41 Renwick Court

EAST CALDER, WEST LOTHIAN, EH53 0GR



*SPACIOUS FOUR BEDROOM FAMILY HOME IN THE  
CALDERWOOD DEVELOPMENT*



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McEwan Fraser Legal is delighted to present this four-bedroom detached family home. The property is in walk-in condition having been very well looked after by the current owners. Inside, the property comprises of:

A spacious living area which is bright and offers various possibilities for furniture configuration. There is a fully equipped kitchen/diner which is bright spacious and modern. Fitted with hob, single oven, extractor hood with integrated microwave and dishwasher.

The property benefits from four bedrooms of which three could comfortably accommodate a double bed and the fourth is more like a spacious single bedroom. The master bedroom and bedroom two both benefit from three-piece spacious en-suite shower rooms. There are two en-suite shower rooms in addition to the main bathroom which are all modern and in excellent condition. In addition, there is also a WC and a spacious utility room on the ground floor.



# The Lounge







**Kitchen/Diner**











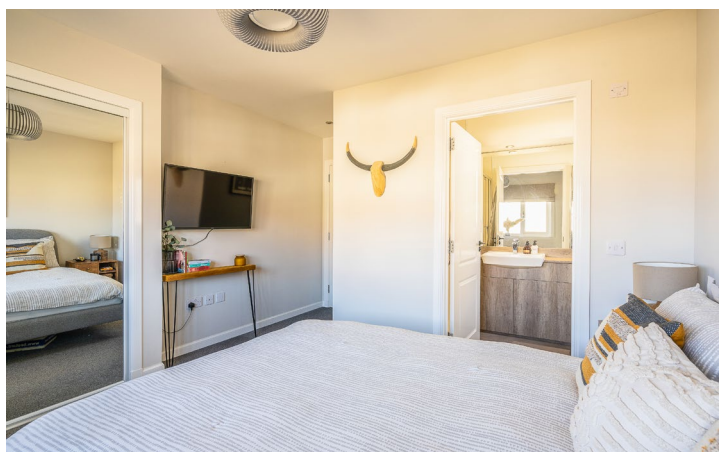


## Utility & WC





# Bedroom 1









## Bedroom 2







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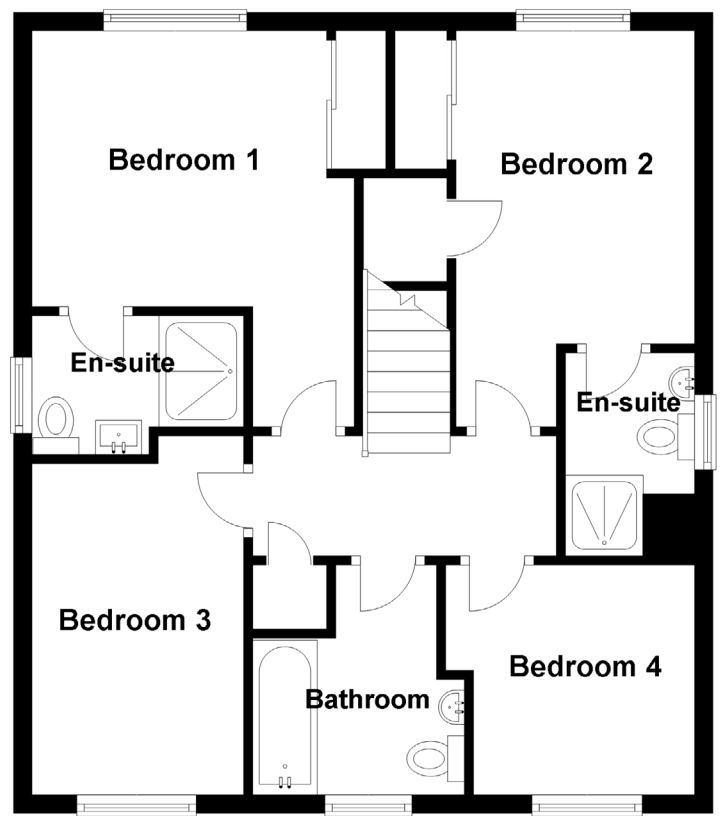
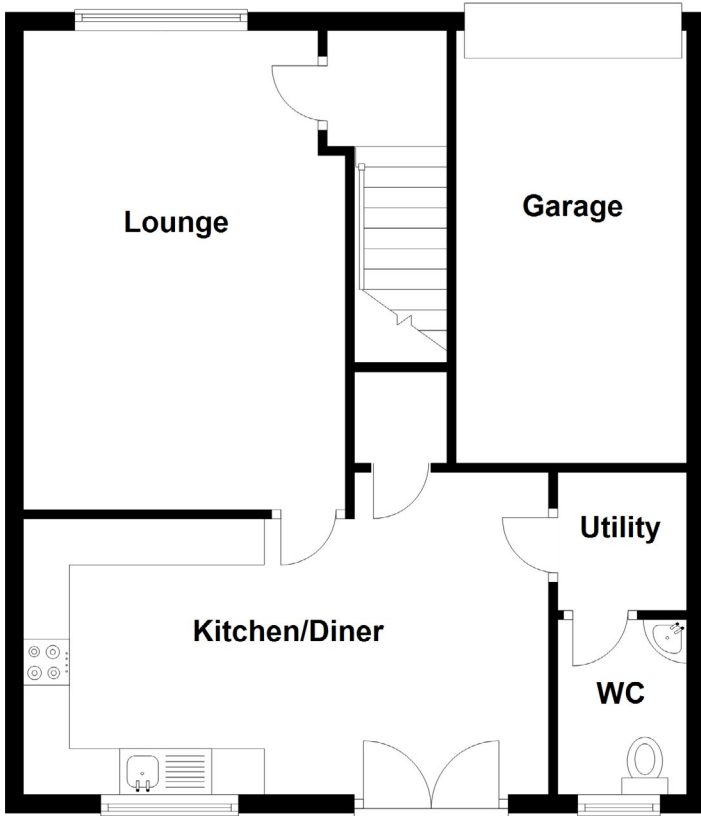
## Bedrooms 3&4











Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.70m (18'9") x 3.50m (11'6")
Lounge	5.20m (17'1") x 3.50m (11'6")
WC	1.90m (6'3") x 1.40m (4'7")
Utility	1.40m (4'7") x 1.30m (4'3")
Bedroom 1	4.30m (14'1") x 3.50m (11'6")
En-suite	2.30m (7'7") x 1.50m (4'11")
Bedroom 2	4.30m (14'1") x 2.59m (8'6")

En-suite	2.20m (7'3") x 1.40m (4'7")
Bedroom 3	3.60m (11'10") x 2.30m (7'7")
Bedroom 4	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>

EPC Rating: C





In addition to this, the property includes a double driveway, single garage and large rear garden with side access. The home is fully double glazed and has modern gas central heating. The property can also be viewed on Instagram, where the clients have a page for the house. This property can be viewed on Instagram in more detail @theloftyhouse.







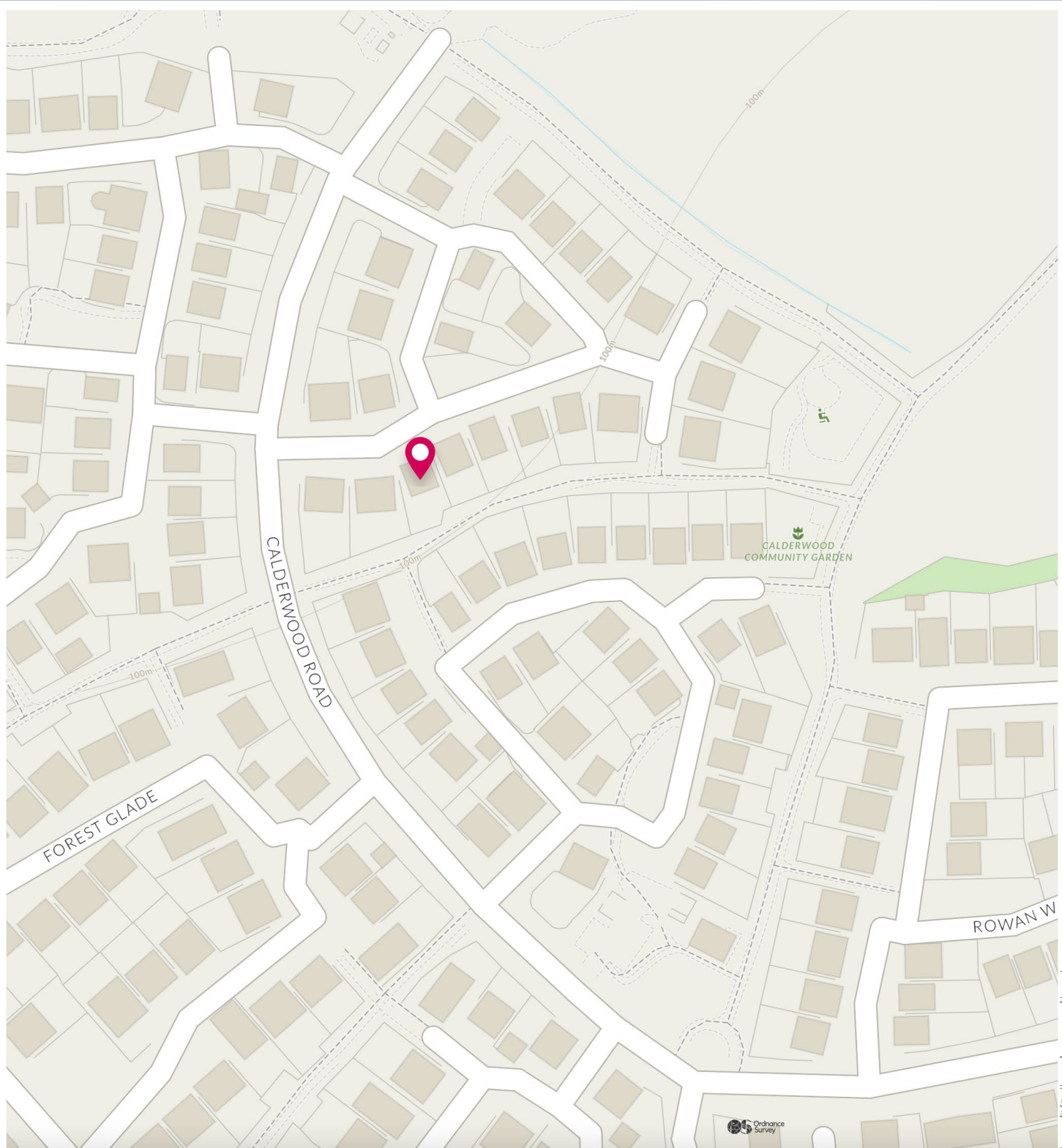




The Calderwood development is located in the West Lothian village of East Calder, which has a good range of local amenities, including excellent schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it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





# McEwan Fraser Legal

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