

10 Abercromby Crescent

EAST CALDER, WEST LOTHIAN, EH53 0GX



*MODERN FOUR-BEDROOM
DETACHED PROPERTY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part Exchange available! McEwan Fraser is delighted to present this modern four-bedroom detached house to the market.

The property was completed in March 2020 by Miller Homes, one of Calderwood's premium builders, and is presented to the market in excellent internal condition. Internally, the property offers balanced living accommodation over two floors which includes a large dining kitchen and en-suite master bedroom.

Further benefits include private front and rear gardens, gas central heating, double glazing, solar panels, integral garage and an EV charging point.



On entering the property, you find a wide welcoming hallway which gives access to the lounge, dining kitchen, and WC. The accommodation is focused on the bright and spacious living room which enjoys ample floorspace for a variety of different furniture arrangements.



The generous dining kitchen runs the full width of the property. With the kitchen positioned to one side, there is plenty of space for a large dining table and additional seating if desired. The kitchen is comprised of a generous range of base and wall mounted units that afford excellent prep and storage space for the aspiring chef. Gas hob and electric oven are integrated. Further space is provided for a range of free-standing appliances.







Climbing the stairs, the first-floor landing enjoys natural light and gives access to all four bedrooms, master bathroom and a large loft for additional storage. Bedroom one overlooks the front garden and is the natural master bedroom. It boasts ample space for a full suite of bedroom furniture alongside an integrated wardrobe. Bedroom one also enjoys access to an en-suite shower room. Bedroom two is also a well-proportioned double bedroom which also overlooks the front garden. Bedrooms three and four overlook the rear garden. Bedroom three is a further double bedroom and bedroom four is a generous single that would make a fantastic nursery or home office if needed. The accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece white suite and separate shower.



Bedroom 1







Bedroom 2





Bedroom 3

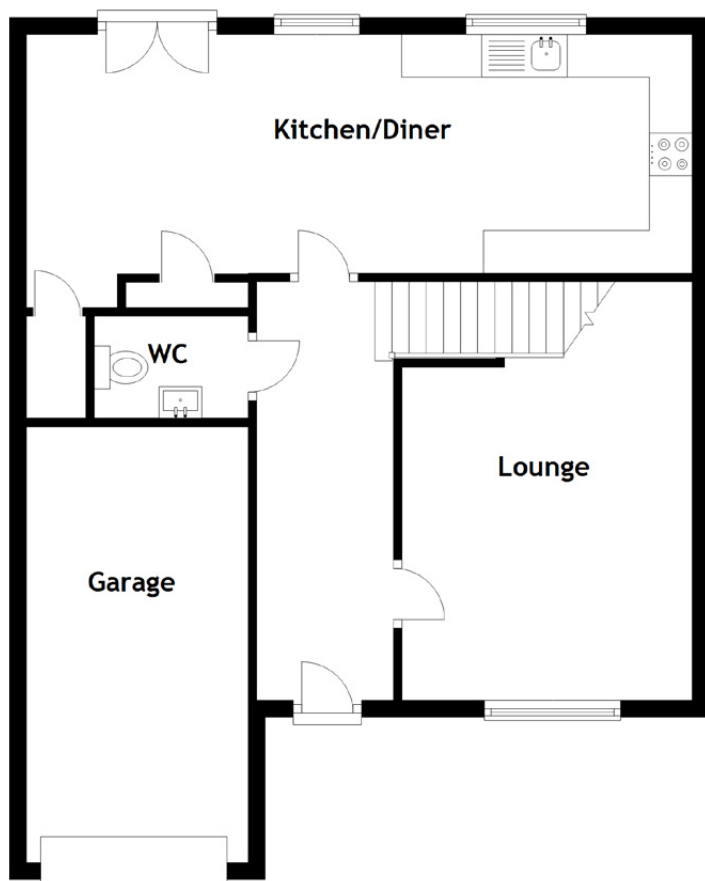




Bedroom 4



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Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.80m (25'7") x 3.20m (10'6")	Bedroom 3	3.90m (12'9") x 3.20m (10'6")
Lounge	4.90m (16'1") x 3.40m (11'2")	Bedroom 4	2.90m (9'6") x 2.80m (9'2")
WC	1.80m (5'11") x 1.20m (3'11")	Bathroom	2.90m (9'6") x 1.60m (5'3")
Garage	5.10m (16'9") x 2.60m (8'6")	Gross internal floor area (m ²): 114m ² EPC Rating: B	
Bedroom 1	4.00m (13'2") x 3.20m (10'6")		
En-suite	2.80m (9'2") x 1.10m (3'7")		
Bedroom 2	3.10m (10'2") x 2.80m (9'2")		



Externally, the property boasts a double driveway, private front garden laid to lawn, and generous rear garden which is also laid to lawn. This is a lovely house that would make an ideal family home. Viewing is highly recommended to fully appreciate the property.

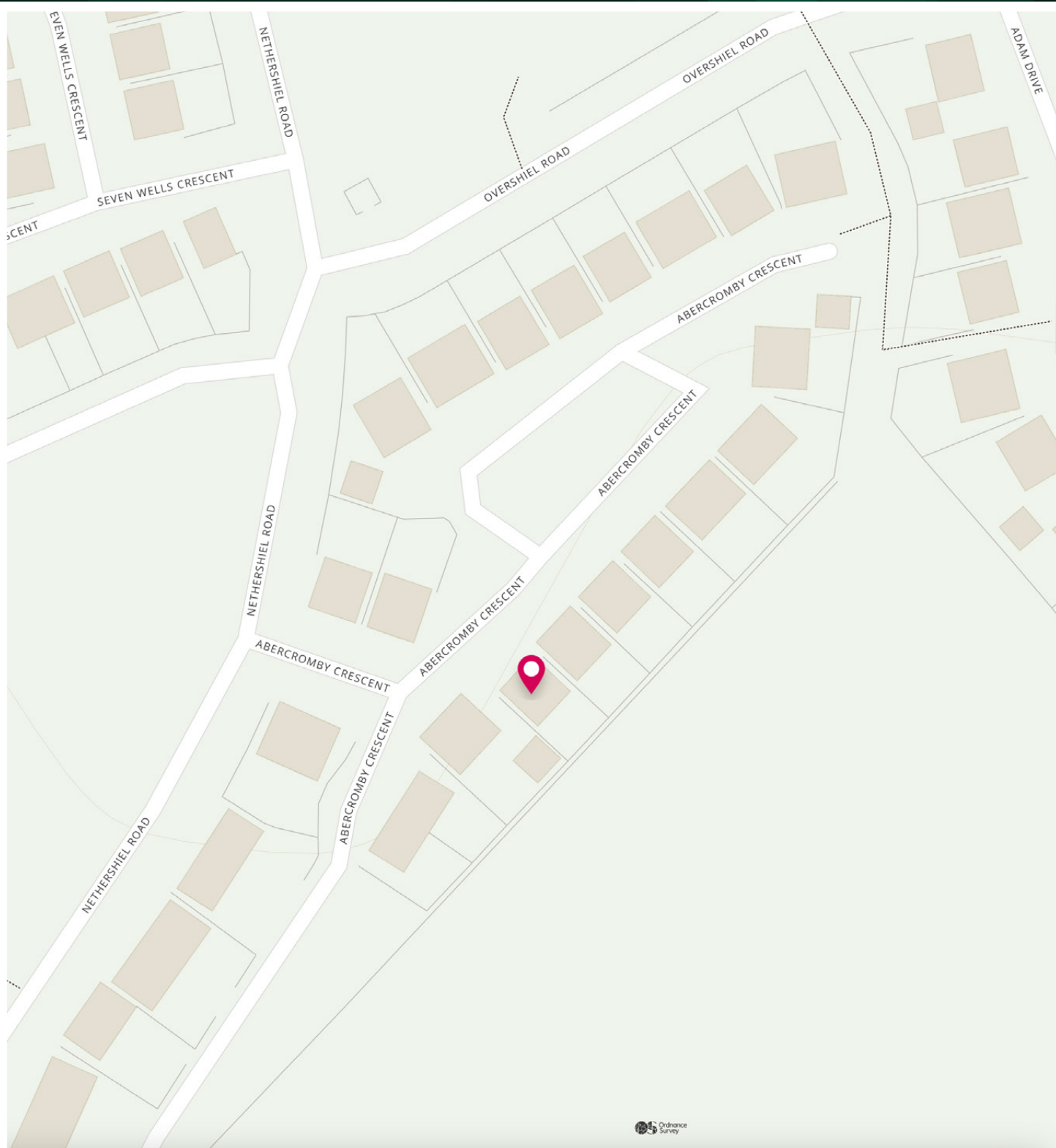




The Calderwood development is located in the West Lothian village of East Calder, which has a good range of local amenities, including excellent schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it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

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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