

53 Rowan Walk

CALDERWOOD, EAST CALDER, WEST LOTHIAN, EH53 0HL



*STUNNING FOUR-BEDROOM PROPERTY
WITH A DETACHED DOUBLE GARAGE*



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Part exchange available! McEwan Fraser is delighted to present this beautiful four-bedroom detached house that sits on a generous corner plot with a detached double garage, a double driveway, and landscaped gardens with an open rear aspect. Internally, the property is presented in excellent condition and offers balanced accommodation over two floors. There are four double bedrooms including a master bedroom with en-suite shower room, master bathroom, spacious dual aspect living room, further study/dining room, and a spacious dining kitchen with attached utility room.

Entering the property, a central hallway gives access to a WC, both public rooms and the kitchen. The accommodation is focused on the spacious living room which has plenty of space for a variety of different furniture arrangements which will give a new owner endless flexibility to create their ideal entertaining space. Across the hall, a second public room is currently used as a large home office but could easily accommodate a dining table and supporting furniture.



The dining kitchen overlooks the rear garden and has French doors opening onto an extensive patio. The kitchen boasts a generous range of contemporary base and wall-mounted units with a supporting breakfast bar which offer excellent prep and storage space. There is a range of integrated appliances including a five-ring gas hob, double electric oven, fridge freezer, and a dishwasher. Laundry facilities are in an attached utility room.





The Study





Climbing the stairs, the landing gives access to all four bedrooms, the master bathroom, and a large loft space for additional storage. The master bedroom is particularly spacious and includes two large integrated wardrobes alongside ample floor space for a full range of free-standing bedroom furniture. The remaining bedrooms are all well-proportioned doubles. The internal accommodation is completed by the master bathroom which boasts full contemporary tiling, a three-piece white suite, and a separate shower.





BEDROOM 1 EN-SUITE



Bedroom 2





BEDROOM 2 EN-SUITE



Bedrooms 3&4

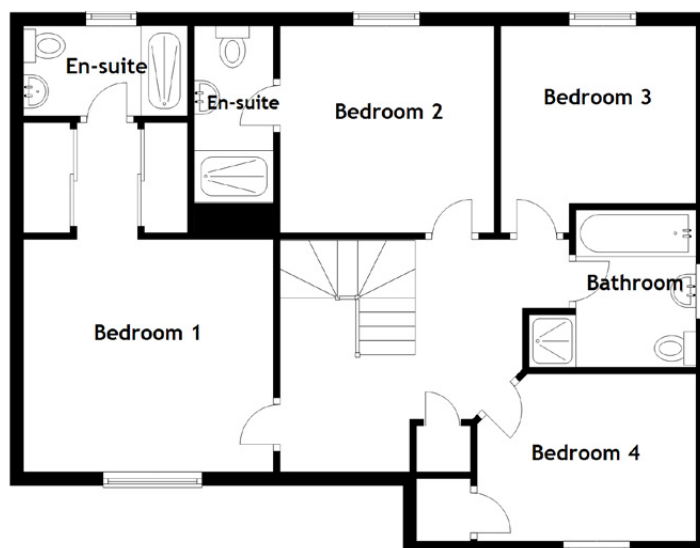
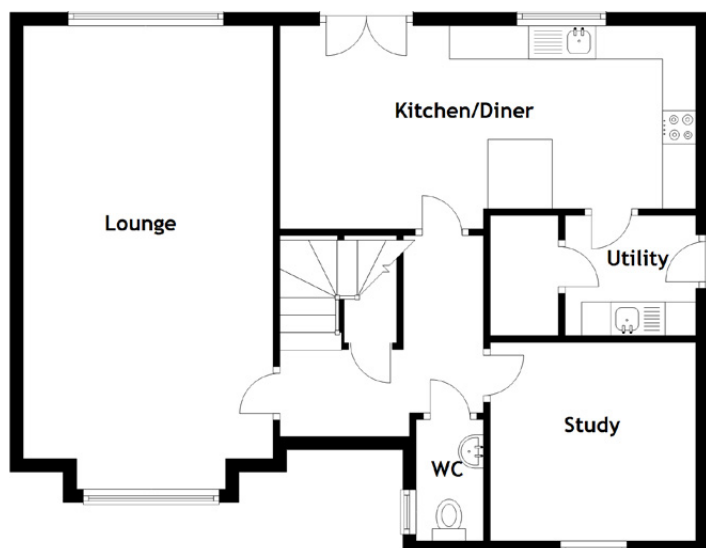




BATHROOM



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Approximate Dimensions

(Taken from the widest point)

Lounge	6.95m (22'9") x 3.75m (12'4")	En-suite	2.66m (8'9") x 1.19m (3'11")
Kitchen/Diner	6.23m (20'5") x 2.75m (9')	Bedroom 3	3.10m (10'2") x 2.93m (9'7")
Study	3.08m (10'1") x 2.98m (9'9")	Bedroom 4	3.28m (10'9") x 2.50m (8'3")
Utility	1.81m (5'11") x 1.80m (5'11")	Bathroom	2.50m (8'2") x 2.36m (7'9")
WC	1.82m (6') x 1.01m (3'4")		
Bedroom 1	3.75m (12'4") x 3.48m (11'5")	Gross internal floor area (m ²): 141m ²	
En-suite	2.46m (8'1") x 1.35m (4'5")	EPC Rating: B	
Bedroom 2	3.20m (10'6") x 3.10m (10'2")		





Externally, the property sits on a generous corner plot with a low-maintenance front garden with a maturing apple tree, a mono-block double driveway, and a detached garage that has been used as a home gym. The extensive rear garden has an open aspect, an extensive lawn, a large decked area, mature hedges, and a summer house. There is also an extensive stone patio which wraps around the house.

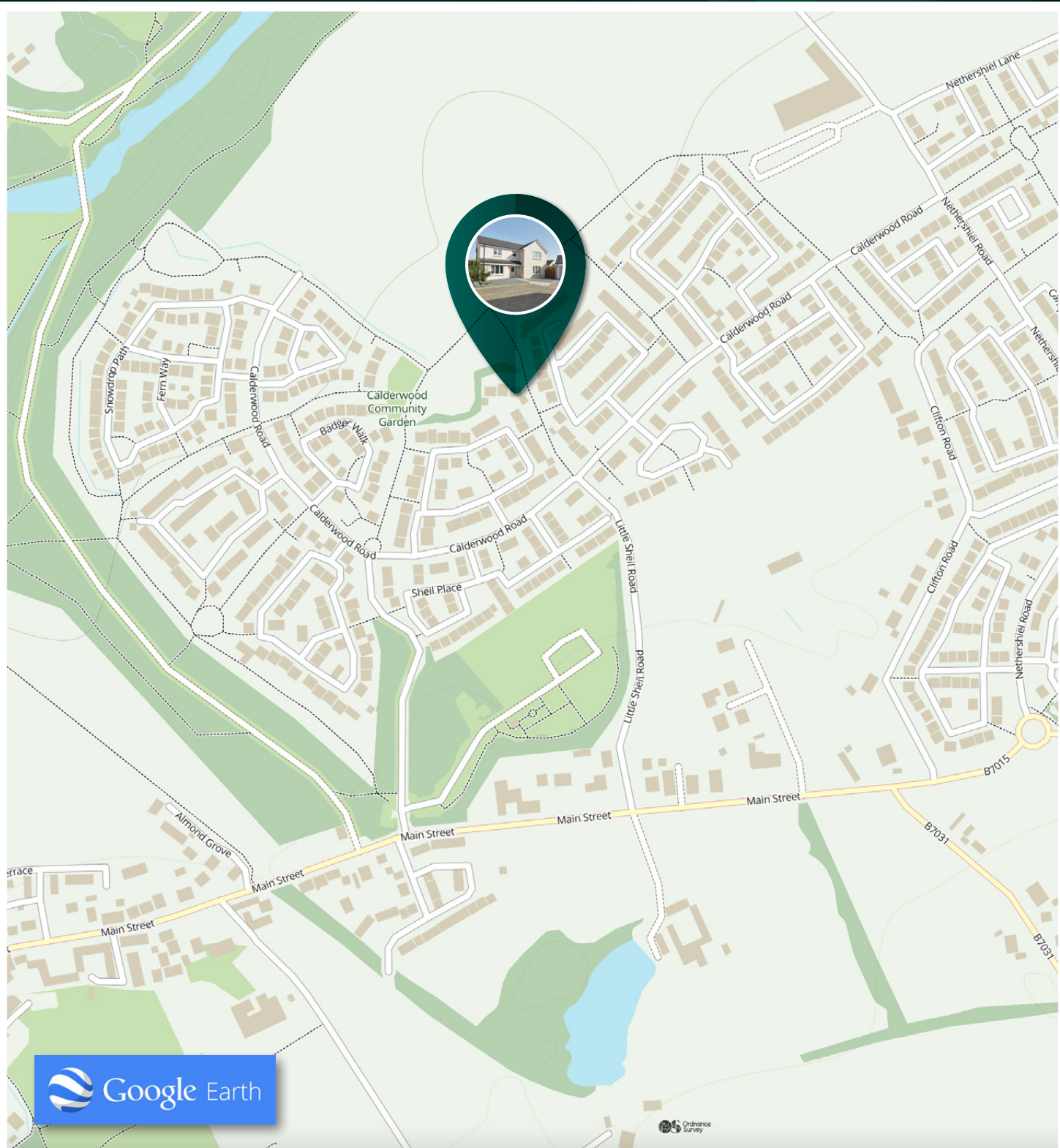
Further benefits include gas central heating, double glazing, and the remainder of the original NHBC warranty. This is a magnificent house on a particularly large plot. Viewing is essential to fully appreciate the property.



Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small- town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. And of course, East Calder is just a short drive from the extensive shopping and leisure facilities in nearby Livingston. Thanks to its semi-rural location surrounded by picturesque countryside. East Calder is the ideal base from which to enjoy the great Scottish outdoors and the Almondell & Calderwood Country Park offers fun for all the family.

Calderwood has its own brand new primary school that has an excellent reputation. Secondary schooling is available at West Calder High School, one of the best state schools in the Lothians. The town is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Livingston South) provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, East Calder is ideal for commuting to Edinburgh and also enjoys swift and easy access to the M8/M9 motorway network, the Forth Road Bridge and Edinburgh Airport.

The Location



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