

10 Rowan Place

CALDERWOOD, EAST CALDER, WEST LoTHIAN, EH53 0HQ



*Enjoy comfort and style in a peaceful location,
all within commuting distance of Edinburgh*



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

This stunning four-bedroom detached house, situated in the highly sought-after area of Calderwood, is a prime example of contemporary family living. With its immaculate presentation and walk-in condition, this home is ready to offer its new owners a seamless move. Boasting a private driveway, an integrated single garage, and a beautifully maintained front garden, the property's exterior is as appealing as its spacious interior. The generous rear garden, perfect for outdoor relaxation or family gatherings, offers a wonderful space for both entertaining and unwinding.

THE LIVING ROOM

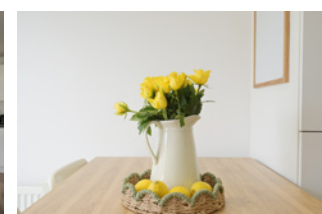


Stepping inside, the bright and welcoming hallway leads to all the rooms on the ground floor. The living room, with its large window overlooking the front garden, is filled with natural light, creating a cosy yet open atmosphere – the perfect space for relaxing or spending time with family.

THE KITCHEN/DINER



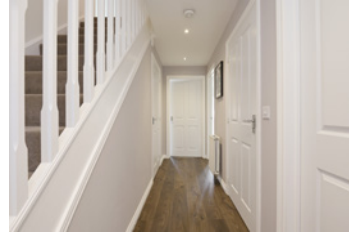
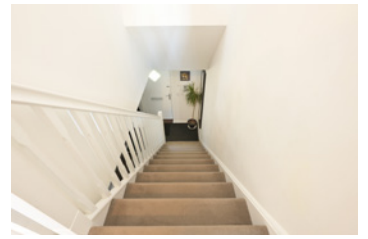
The heart of the home is undoubtedly the sleek, modern kitchen/dining area, complete with high-end integrated appliances including an oven, hob, fridge, freezer, dishwasher, and washing machine. The layout is perfect for family mealtimes or entertaining guests, and French doors open out onto the well-kept rear garden, allowing for effortless indoor-outdoor living. The garden provides a tranquil setting for al fresco dining, barbecues, or simply soaking up the sun.



The property also offers a versatile additional public room, currently used as a home office but easily adaptable as a formal dining room, playroom, or snug. This flexibility is ideal for those working from home or requiring extra space for family life. Completing the ground floor is a convenient and stylishly appointed downstairs WC.

THE OFFICE





Upstairs, the sense of space continues with four generously proportioned bedrooms. The master bedroom is a particular highlight, offering a large and bright space with ample room for furniture and storage, as well as the added luxury of an ensuite shower room. The three additional bedrooms are all spacious and well-lit, making them ideal for children and guests, or as further office space if needed. The modern family bathroom, featuring a sleek three-piece suite, completes the upper level with a clean, contemporary design.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4

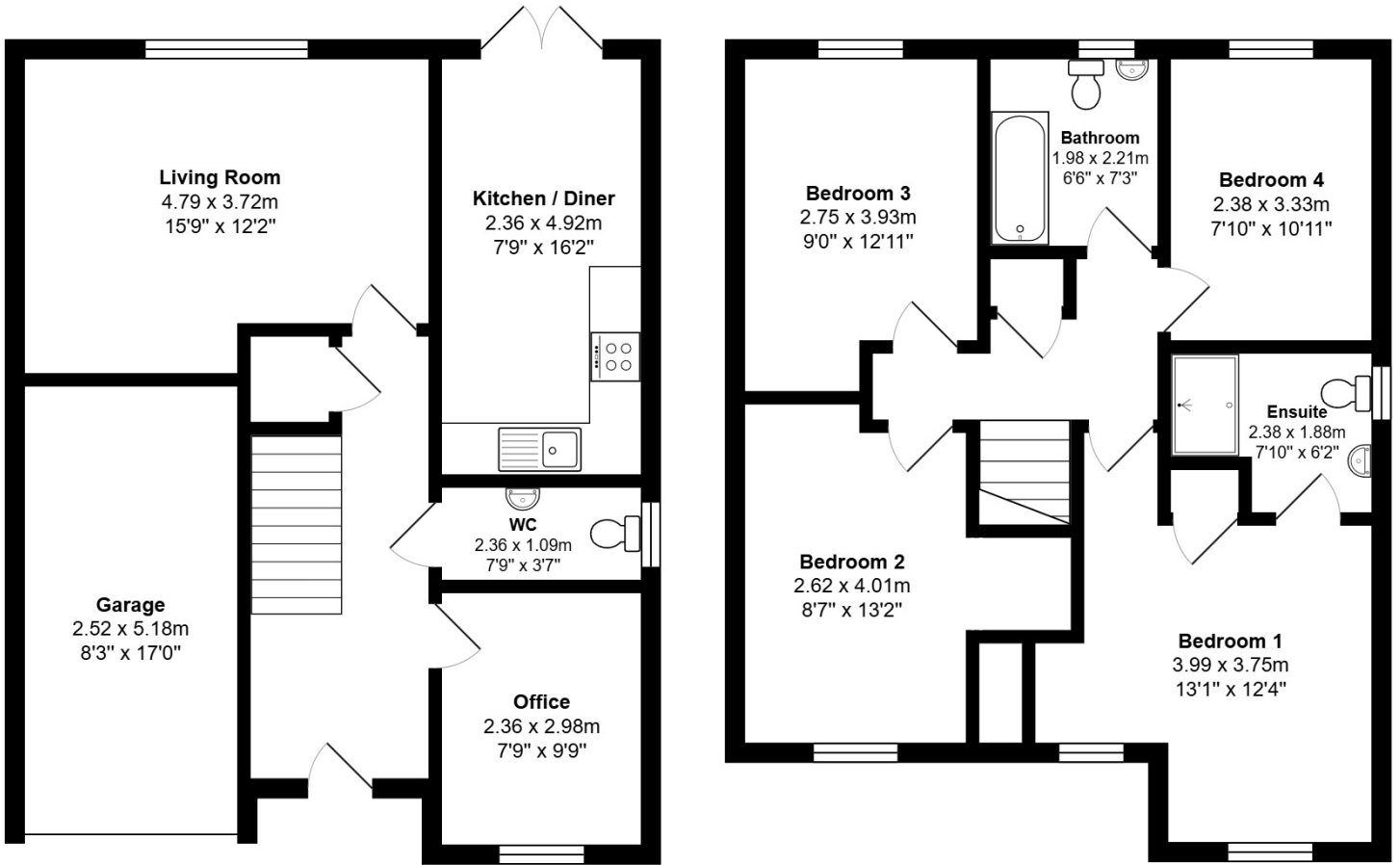


This exceptional home is the perfect choice for a growing family seeking a balance between comfort, style, and location. Set in a peaceful residential area, the property offers the best of both worlds – a quiet retreat while still being within commutable distance to Edinburgh, making it ideal for those who value a short, easy journey to the city. Offering a fantastic opportunity for comfortable family living in a desirable setting, this property is truly ready to be enjoyed by its next owners.

EXTERNALS

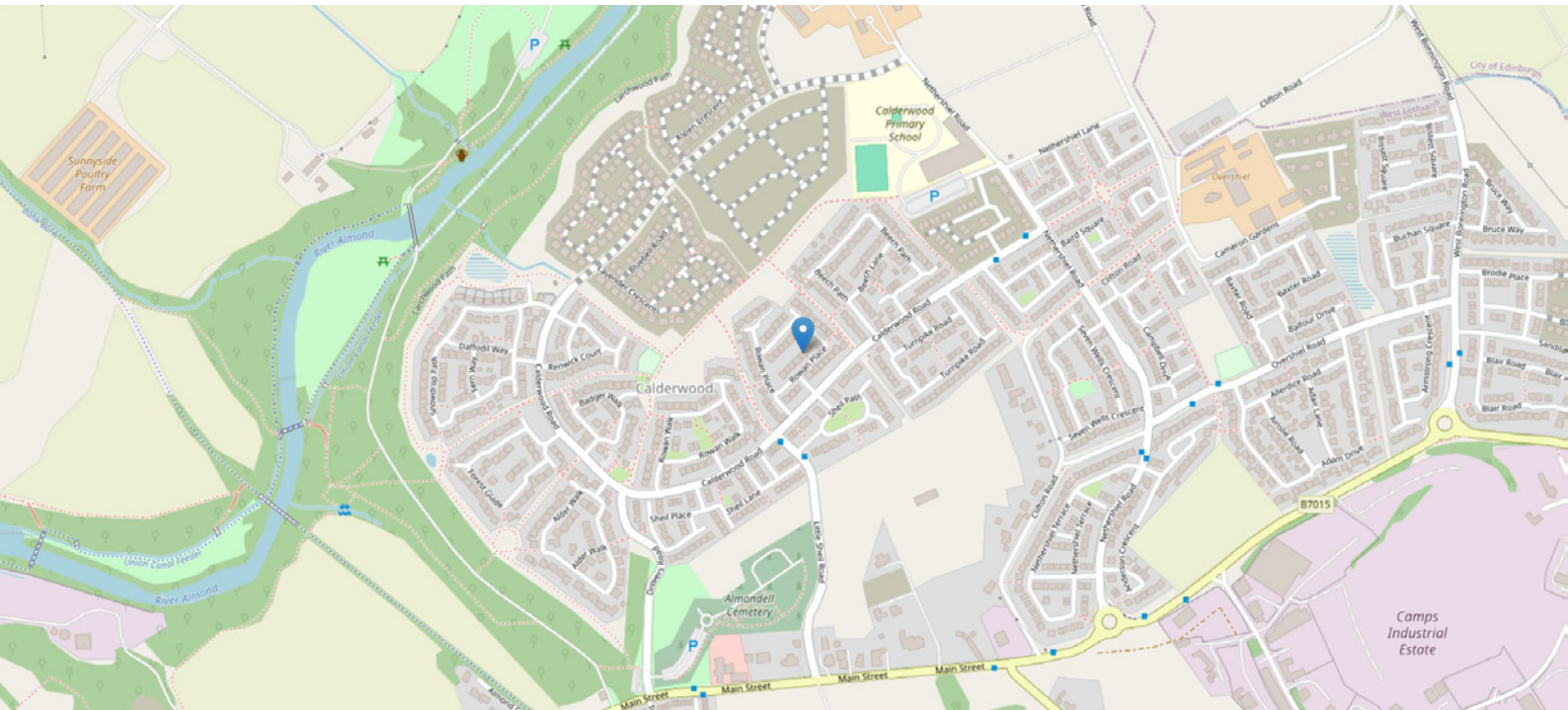


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 116m²
EPC Rating: C



THE LOCATION

East Calder is a charming village situated in West Lothian, offering a serene blend of rural charm and modern convenience. With its picturesque surroundings, including beautiful countryside and nearby parks, it's an ideal location for those seeking a peaceful lifestyle while remaining well-connected.





The village boasts excellent local amenities, including shops, schools, and recreational facilities, making it perfect for families and professionals alike. East Calder benefits from good transport links, with easy access to Edinburgh and major road networks, ensuring a straightforward commute to the city. With its welcoming community and tranquil atmosphere, East Calder offers a delightful setting for comfortable living.



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