

11 Abercromby Crescent

EAST CALDER, LIVINGSTON, WEST LoTHIAN, EH53 0GX



Immaculate four-bedroom detached home which enjoys an excellent position at the end of a cul-de-sac with no through traffic



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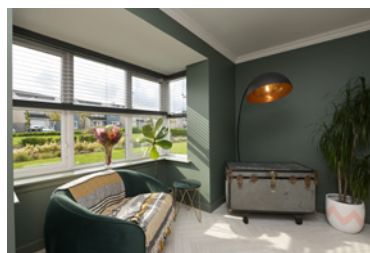


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McEwan Fraser is delighted to present this immaculate four-bedroom detached home to the market. The property, which enjoys an excellent position at the end of a cul-de-sac with no through traffic, was completed in 2020 by Miller Homes and has since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

THE LIVING ROOM

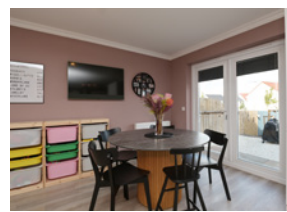


Internal accommodation is focused on a large living room that boasts contemporary décor and excellent levels of natural light. The proportions on offer give plenty of flexibility for a range of different furniture arrangements, which will give a new owner plenty of flexibility to create their ideal living and entertaining space.

THE KITCHEN/DINER



Moving along the hall, the dining kitchen and attached utility room occupy the full width of the house and overlook the rear garden. The kitchen has a generous range of base and wall-mounted units that afford excellent prep and storage space for the aspiring chef. A gas hob, an electric oven, and a dishwasher are all integrated. Additional storage and laundry facilities can be found in the utility room. The kitchen has plenty of space for a large dining table and additional seating. French doors open to the rear garden.



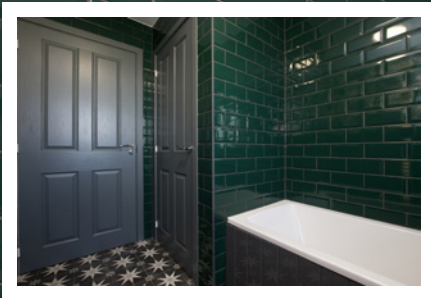
THE UTILITY & WC



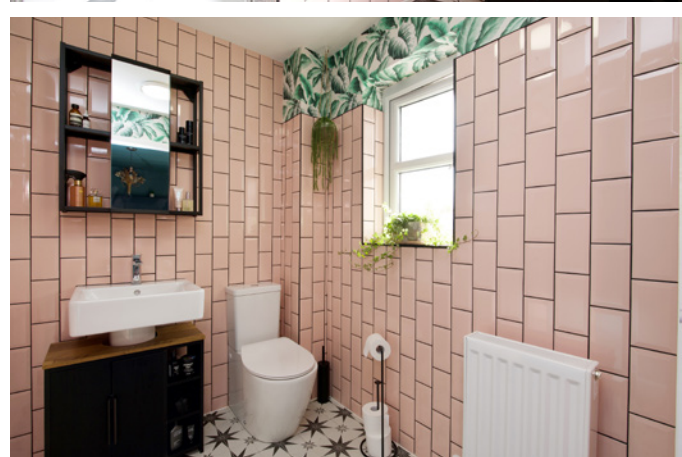
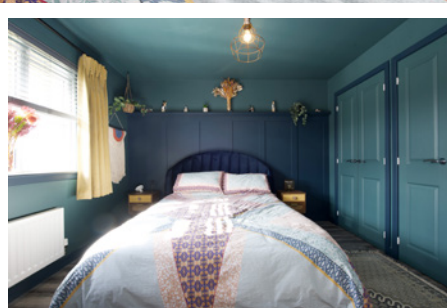
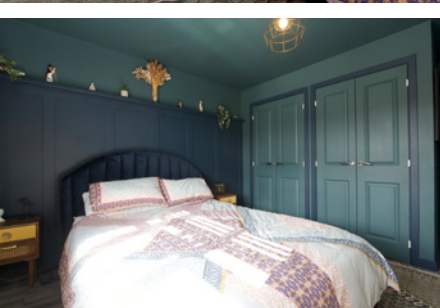
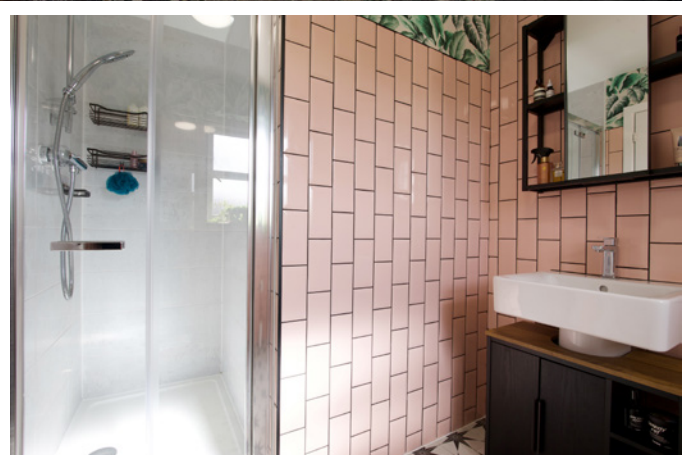


Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft space for additional storage if needed. Bedroom one is the generous master bedroom, which has plenty of space for a super king bed and supporting furniture alongside two large integrated wardrobes. Bedroom one also enjoys access to an en-suite shower room. Bedroom two is a further ample double bedroom with an en-suite shower room and plenty of space for a full suite of freestanding bedroom furniture. Bedrooms three and four are also generous double bedrooms. Internal accommodation is completed by the striking bathroom, which has beautiful bespoke tiling and a white suite.

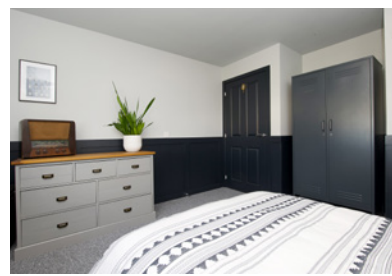
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



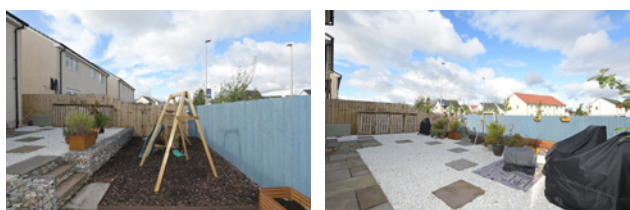
BEDROOM 4



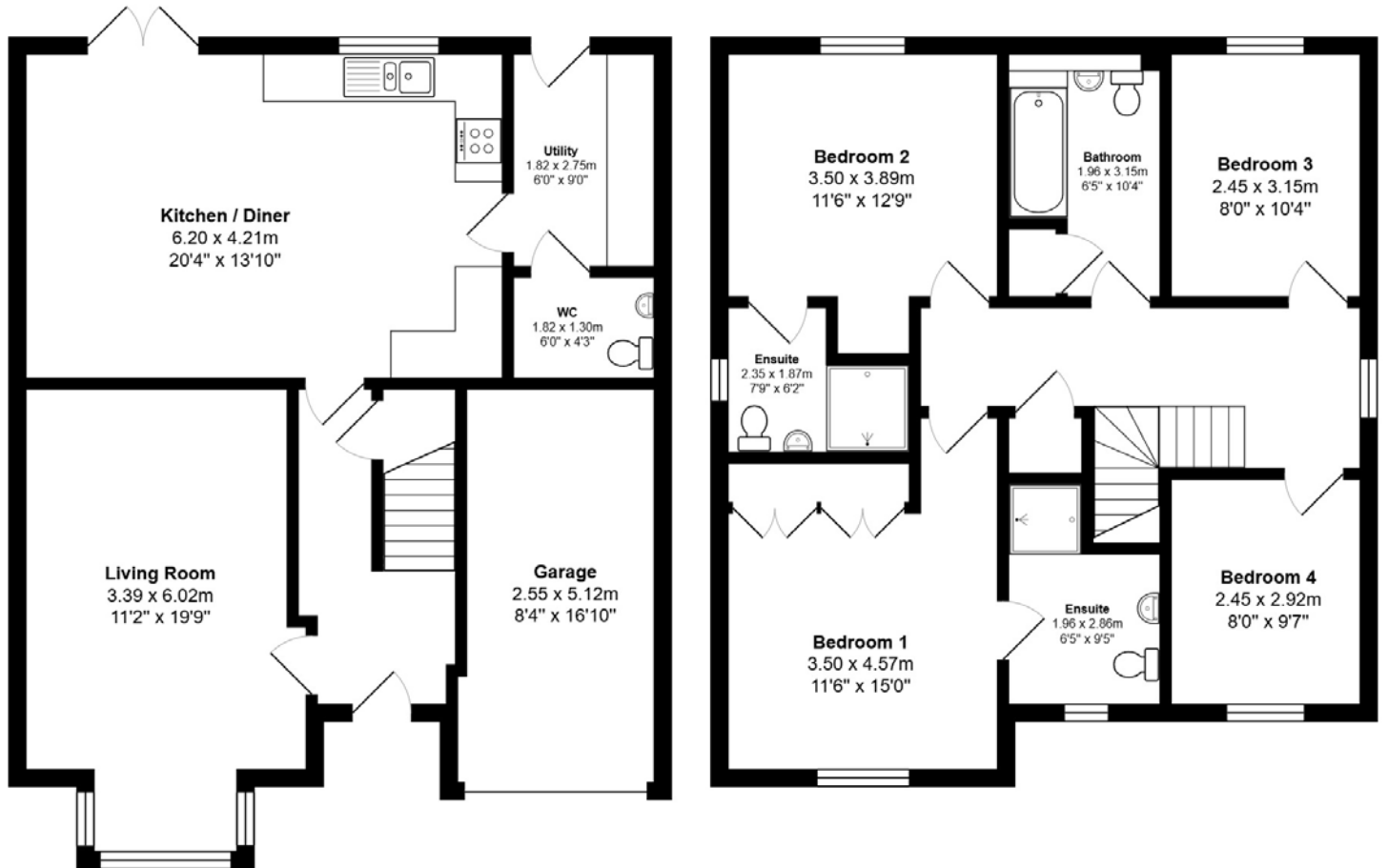
Externally, the front garden is laid to lawn, and a double driveway gives access to a single integral garage.
The rear garden has been well-landscaped, and the fence has been closed for increased privacy.

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

EXTERNALS

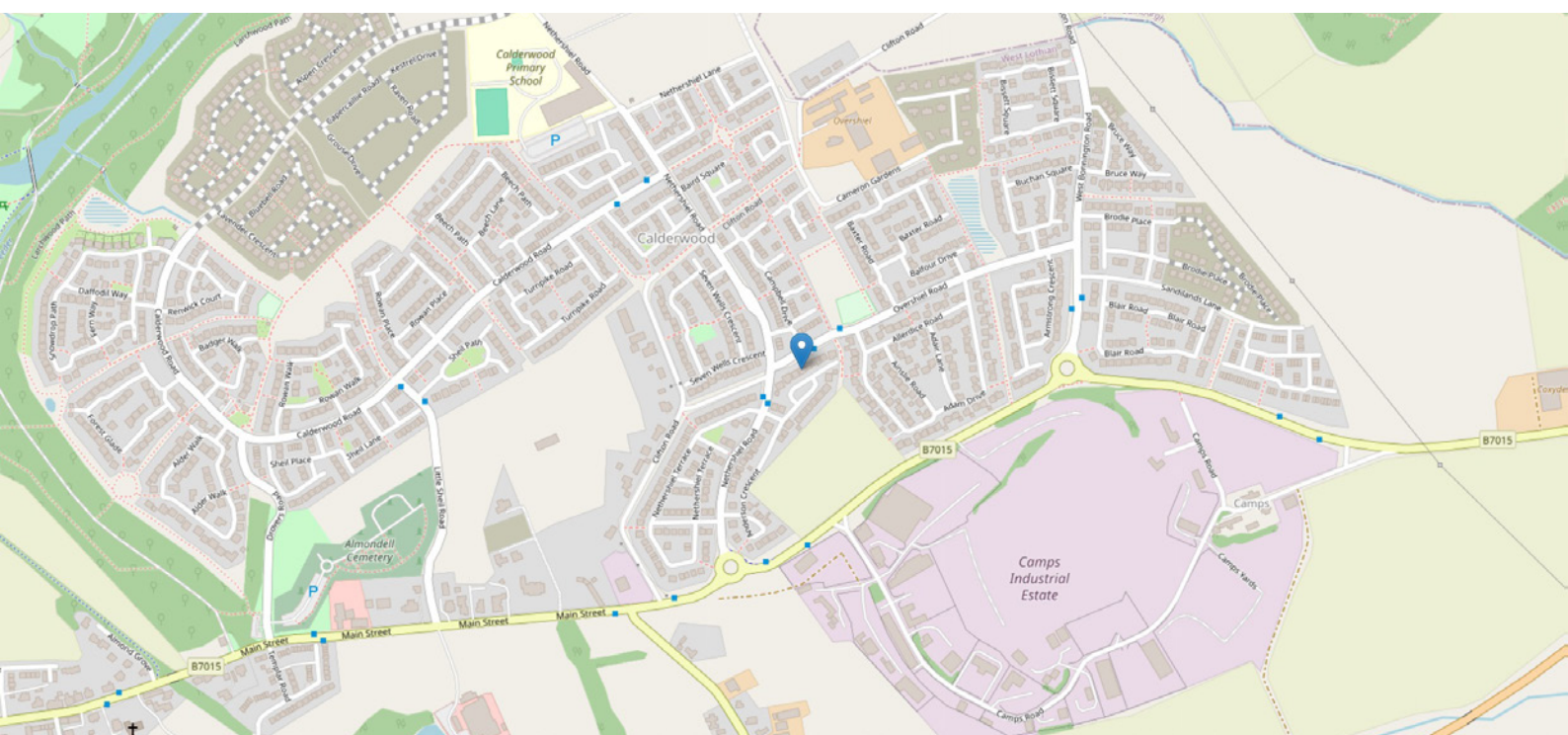


FLOOR PLAN & DIMENSIONS



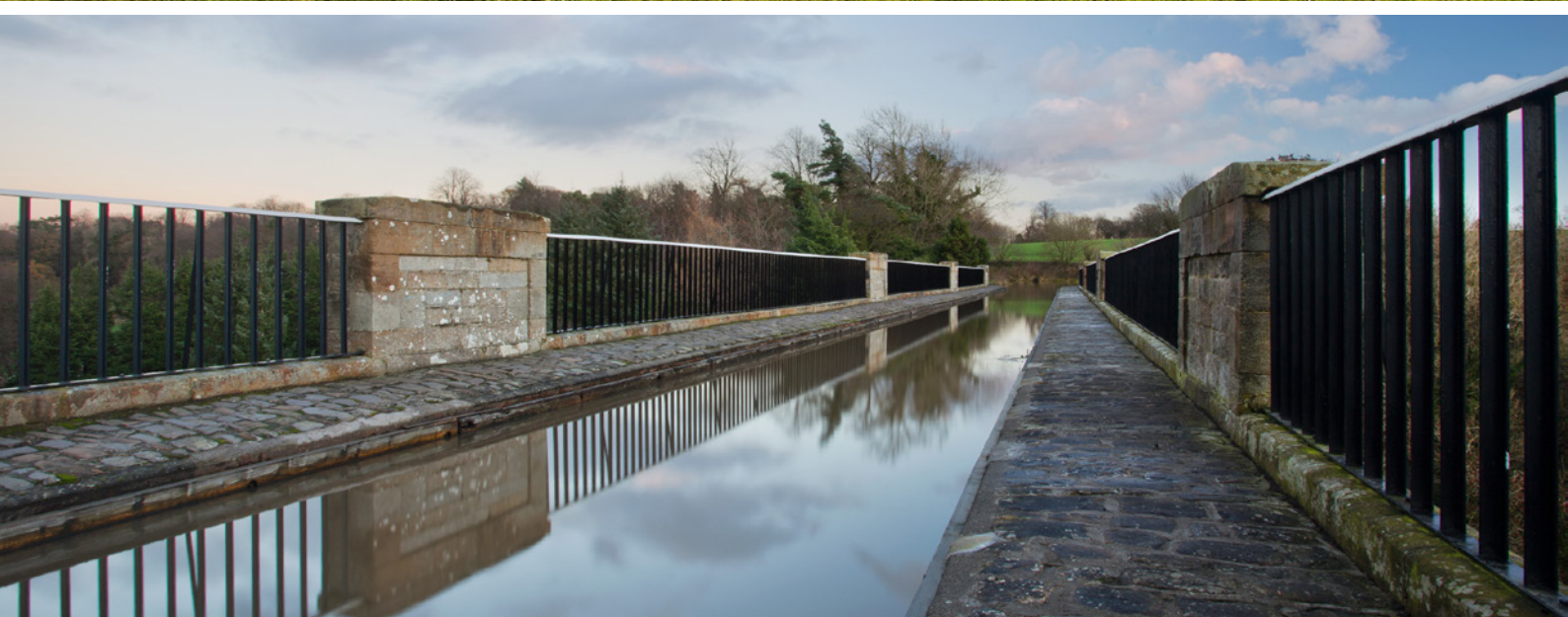
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 135m² | EPC Rating: B



THE LOCATION

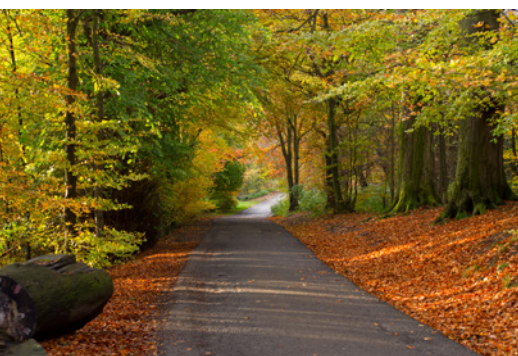
Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities, including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. East Calder is also 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. The Almondell and Calderwood Country Park offers fun for all the family, or why not visit the red deer and highland cattle at Beecraigs Country Park in nearby Linlithgow. For culture-vultures, West Lothian boasts an abundance of attractions, ranging from historic castles and settlements to contemporary music, theatre and art. 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.



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