

79 Seven Wells Crescent

EAST CALDER, WEST LOTHIAN, EH53 0GT



SUPERB FIVE-BEDROOM DETACHED HOUSE OFFERS
SPACIOUS ACCOMMODATION OVER THREE FLOORS



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McEwan Fraser is delighted to present this superb five-bedroom detached house to the market. The property offers spacious accommodation over three floors and is offered to the market in excellent internal order. With very generous bedrooms, the property has been thoughtfully designed to house a larger family in comfort and style.

The property was constructed in 2020 and boasts all mod cons, including solar panels. The property will also benefit from the remainder of its NHBC warranty giving the new owner peace of mind for years to come.

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The internal accommodation is focused on a spacious living room that is bright, neutrally decorated and finished with high-quality carpet. The living room offers excellent proportions with plenty of floor space for a variety of different furniture arrangements. This will give the new owner the flexibility to create their ideal entertaining space.



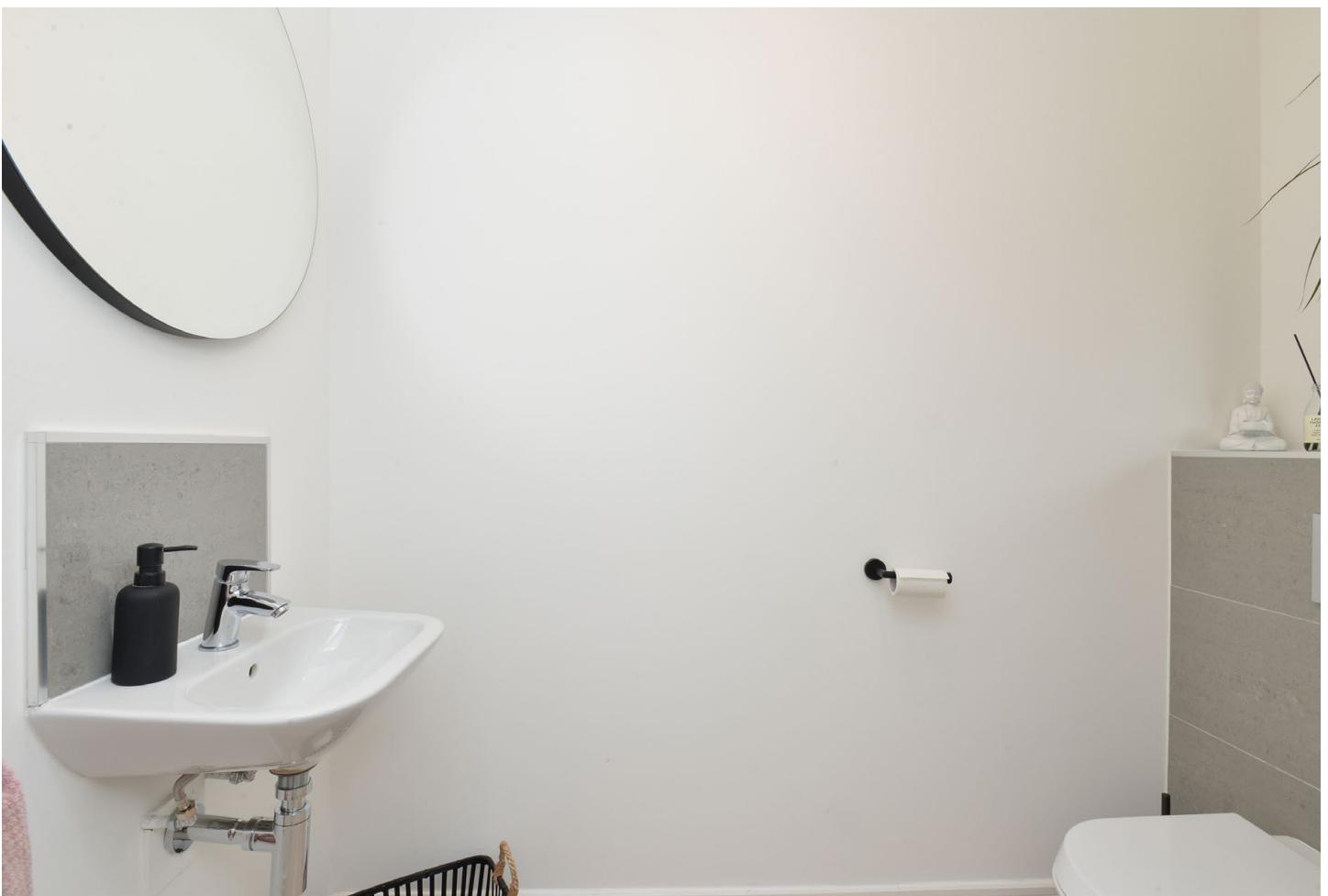




A generous dining kitchen overlooks the rear garden. The kitchen boasts a full range of stylish base and wall-mounted units, including a breakfast bar, which provide superb prep and storage space for the aspiring chef. The gas hob, extractor hood, double oven, dishwasher and fridge freezer are all integrated. Laundry facilities and additional storage are found in an adjacent utility room. The kitchen has a dedicated dining area adjacent to French doors which open into the rear garden.

The ground floor is completed by the wide welcoming entrance hallway that includes a cloakroom and under stair storage.







Climbing the stairs, the first-floor landing gives access to the master suite, two further double bedrooms, and the family bathroom. The master bedroom is a real joy with plenty of space for a full suite of free-standing furniture. A door to the rear of bedroom opens into a dedicated dressing area that carries on to a stylish en-suite shower room. Bedrooms two and three are well-proportioned doubles that are both neutrally finished. The family bathroom is partially tiled and enjoys a three-piece white suite.

The second-floor offers two further exceptionally large double bedrooms and a further shower room.



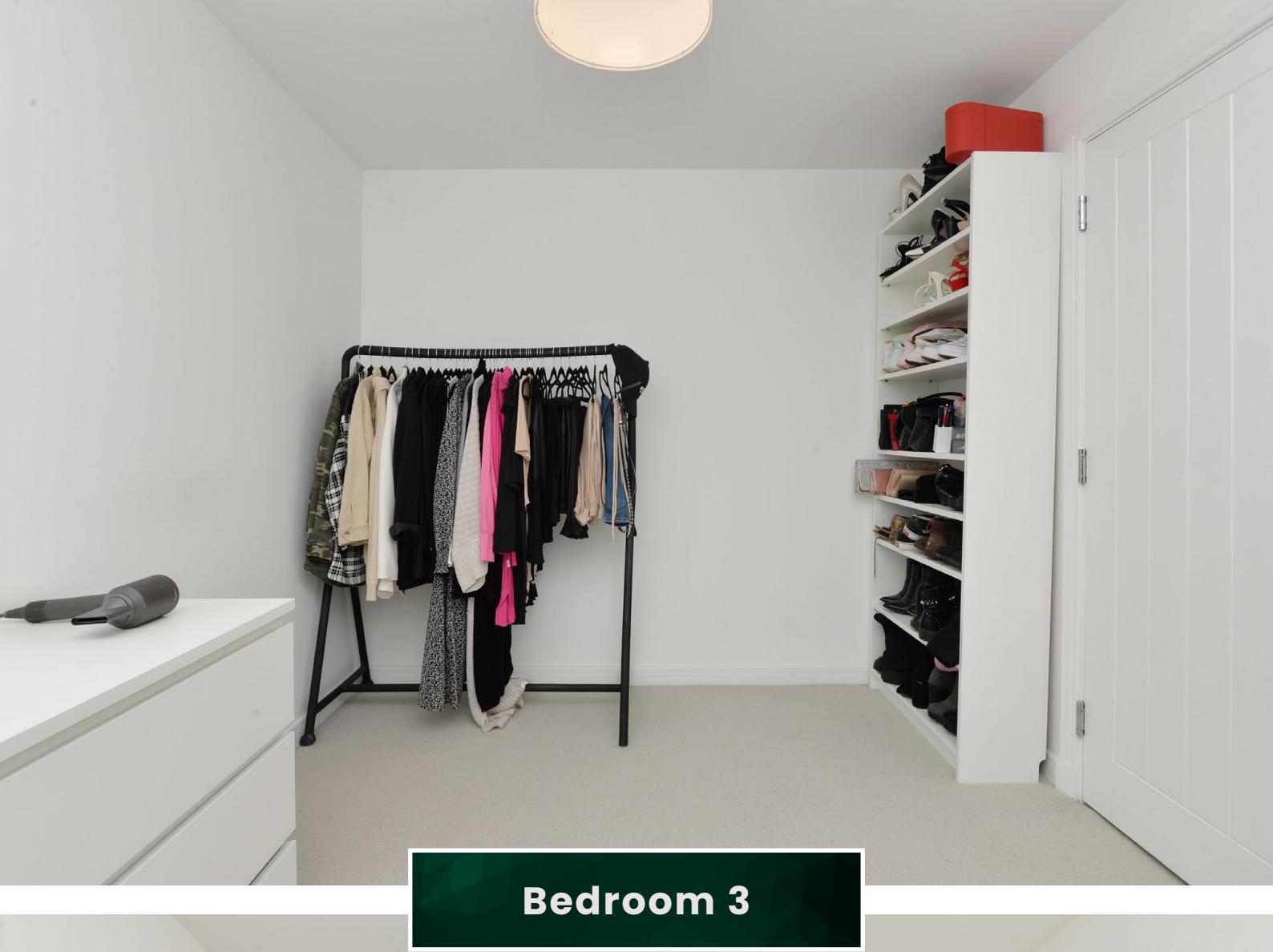
Master Bedroom







Bedroom 2



Bedroom 3

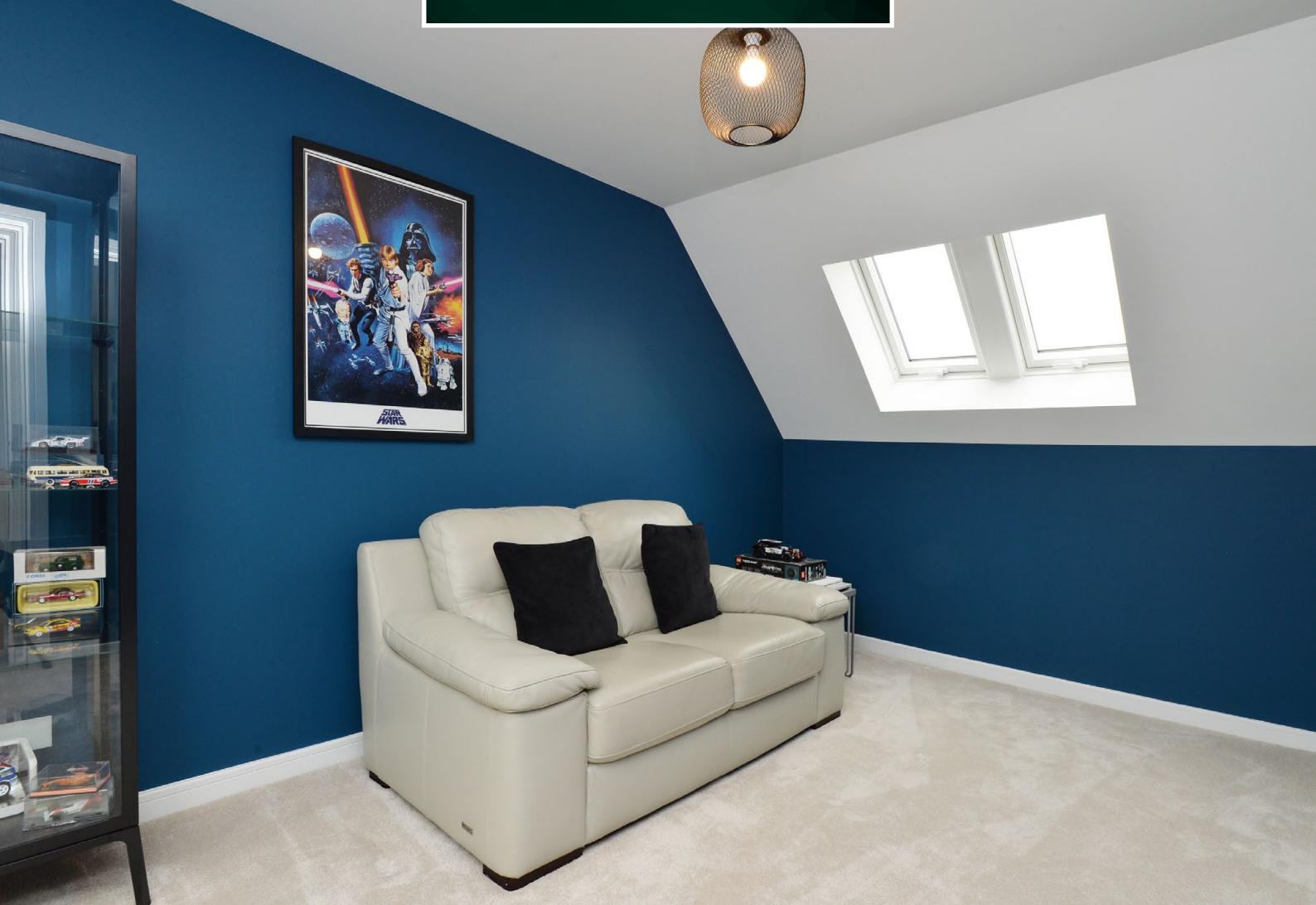


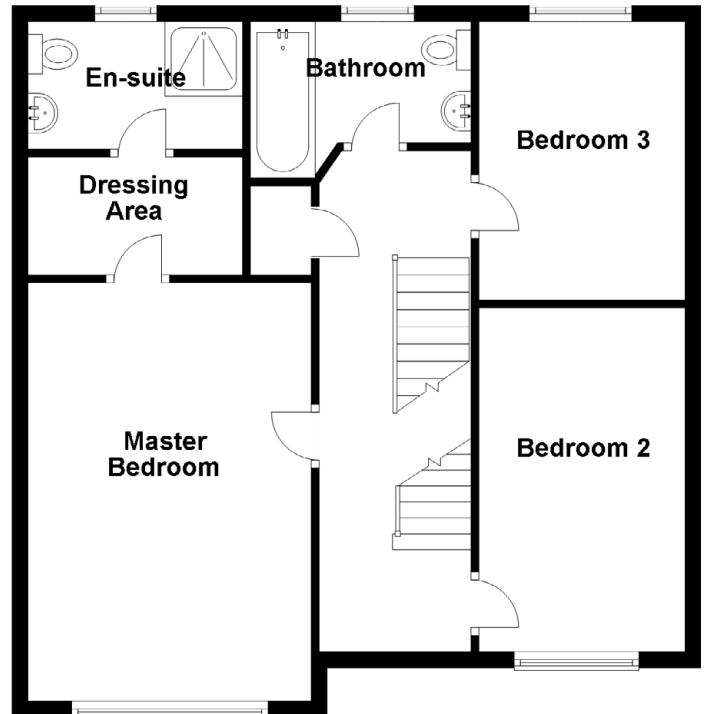
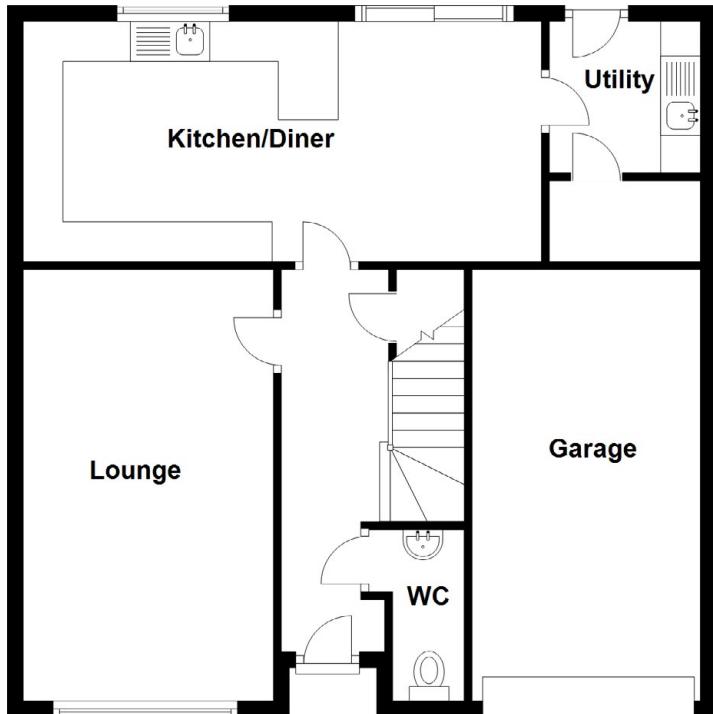
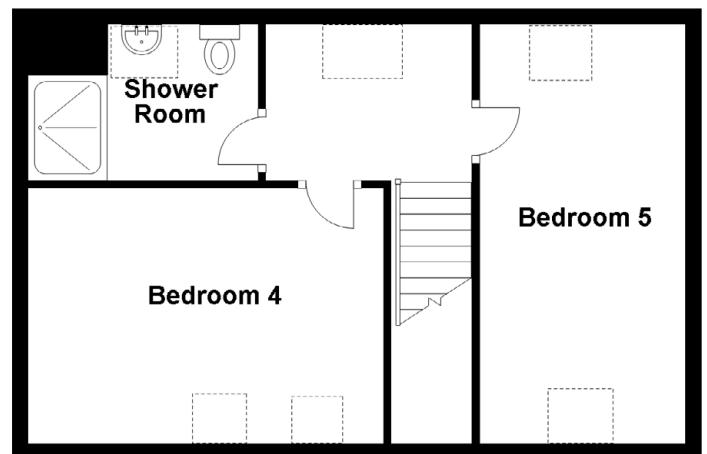


Bedroom 4



Bedroom 5





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.77m (18'11") x 3.00m (9'10")	En-suite	2.69m (8'10") x 1.60m (5'3")
Lounge	5.42m (17'9") x 3.15m (10'4")	Dressing Area	2.70m (8'10") x 1.48m (4'10")
Utility	1.90m (6'3") x 1.79m (5'10")	Bedroom 4	4.47m (14'8") x 3.20m (10'6")
WC	2.15m (7'1") x 0.90m (2'11")	Bedroom 5	5.26m (17'3") x 2.59m (8'6")
Garage	5.42m (17'9") x 2.87m (9'5")	Shower Room	2.89m (9'6") x 1.96m (6'5")
Master Bedroom	5.26m (17'3") x 3.52m (11'7")		
Bedroom 2	4.32m (14'2") x 2.59m (8'6")	Gross internal floor area (m ²):	166m ²
Bedroom 3	3.50m (11'6") x 2.59m (8'6")	EPC Rating:	B
Bathroom	2.77m (9'1") x 1.52m (5')		



Externally, the property enjoys a double driveway and integral garage. There is a small front garden laid to lawn in keeping with neighbouring properties. The extensive rear garden boasts a mature lawn and dedicated patio. This is a must-see property in viewing is highly recommended.





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

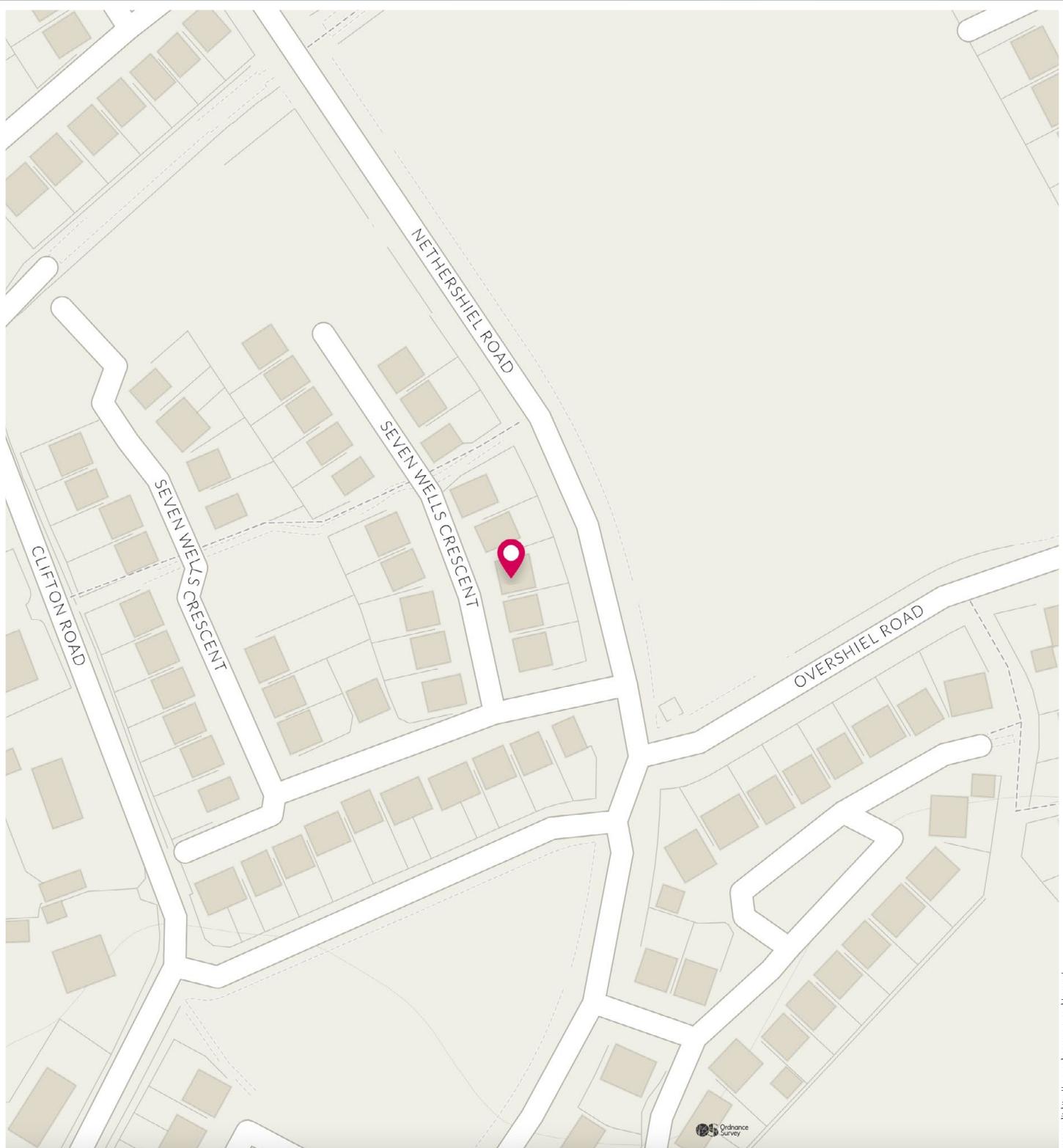


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