

21 Firbank Grove

EAST CALDER, WEST LOTHIAN, EH53 0DY



COMBINING MODERN UPGRADES WITH GENEROUS FAMILY LIVING, THIS IMPRESSIVE HOME IS PERFECTLY PLACED WITHIN A DESIRABLE RESIDENTIAL COMMUNITY



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McEwan Fraser Legal is delighted to present this attractive three-bedroom semi-detached family home, set within a sought-after residential location in the heart of Livingston. Offering generous living accommodation, stylish upgrades, and a beautifully maintained rear garden, this property is perfectly suited to families and professionals alike.

The home immediately impresses with its well-presented front garden, paved driveway, and welcoming entrance, creating excellent kerb appeal from the outset.

Internally, the property boasts a bright and spacious living room, enhanced by large windows that flood the space with natural light, while a charming gas fireplace provides a warm focal point. The living area flows seamlessly into the adjoining dining room, offering an ideal setting for both everyday family life and entertaining guests. From here, residents can enjoy attractive views over the rear garden.





The recently refurbished kitchen has been finished to a high standard and features a range of contemporary integrated appliances, generous worktop space, and ample storage. Multiple windows and a rear door ensure the room is filled with natural light, providing convenient access to the garden.



The upper level comprises three well-proportioned bedrooms, along with a family bathroom benefiting from a window for natural ventilation and daylight. Additional practical features include valuable under-stair storage and a partially converted garage, which offers flexible additional living accommodation while retaining useful storage space.





Bedroom 2

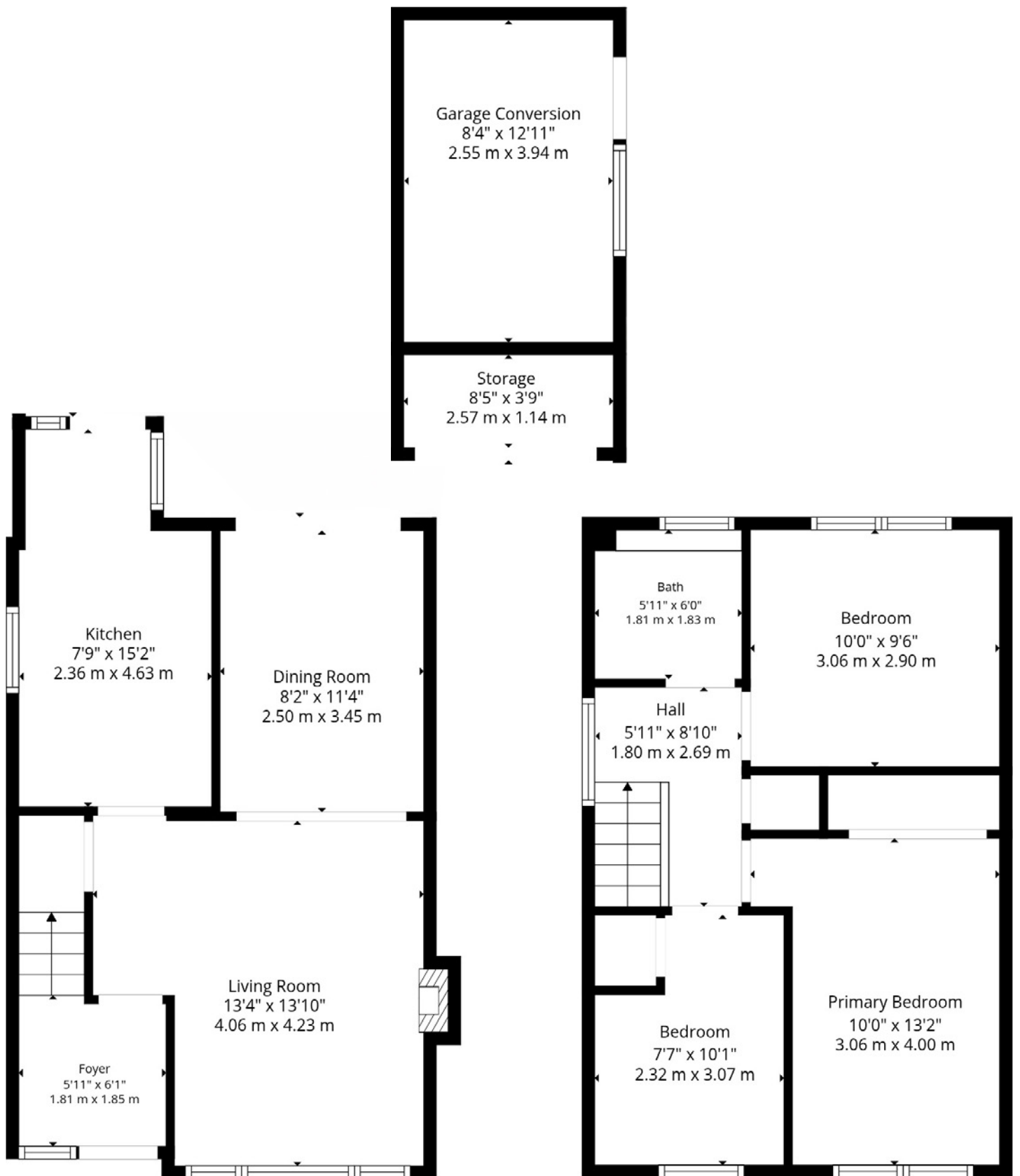




Bedroom 3







Gross internal floor area (m²): 81m²

EPC Rating: C



Externally, the well-maintained rear garden provides a private outdoor retreat. Further benefits include a combi boiler and an attic space, offering additional storage potential.







Firbank Grove enjoys a desirable position within the popular West Lothian village of East Calder, offering an excellent balance of peaceful residential living and outstanding connectivity. The area is particularly well regarded by families, benefiting from highly regarded local schooling, a range of everyday amenities, and an abundance of green spaces and walking routes nearby.

Residents are well served by a selection of local shops, cafés, supermarkets, and leisure facilities, while the extensive retail and entertainment options of Livingston are just a short drive away. The area also offers excellent transport links, with easy access to the M8 motorway providing convenient commuting to both Edinburgh and Glasgow. Nearby railway stations at Livingston South and Kirknewton offer regular services to Edinburgh city centre and beyond.

Combining a welcoming community atmosphere with superb accessibility, East Calder continues to be one of West Lothian's most sought-after locations for professionals, growing families, and those looking to enjoy a semi-rural lifestyle without compromising on convenience.

The Location

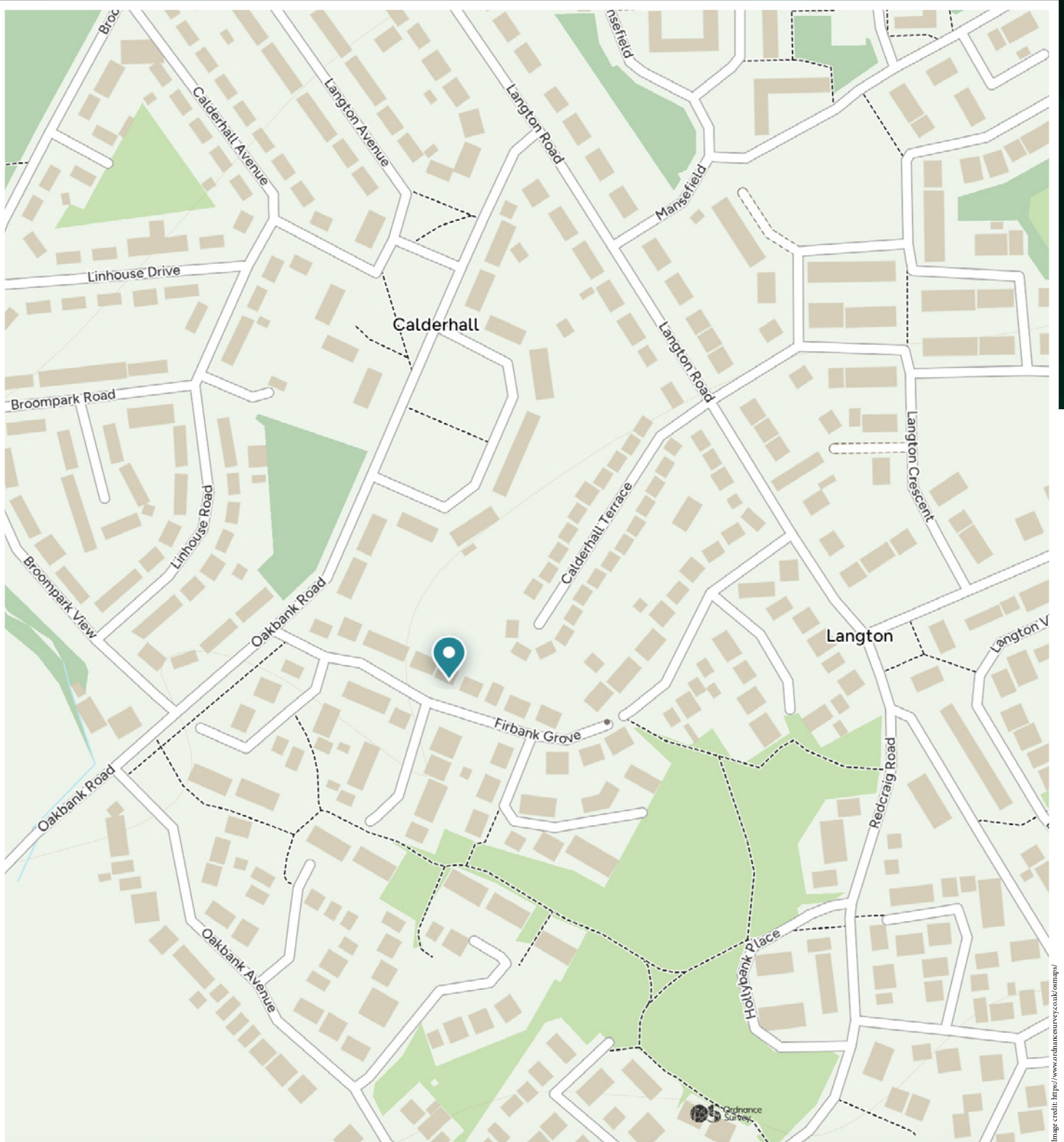


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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