

7 Beech Lane

CALDERWOOD, EAST CALDER, WEST LoTHIAN, EH53 0GW



*SPACIOUS AND MODERN FIVE BEDROOM
DETACHED FAMILY HOME*



0131 524 9797

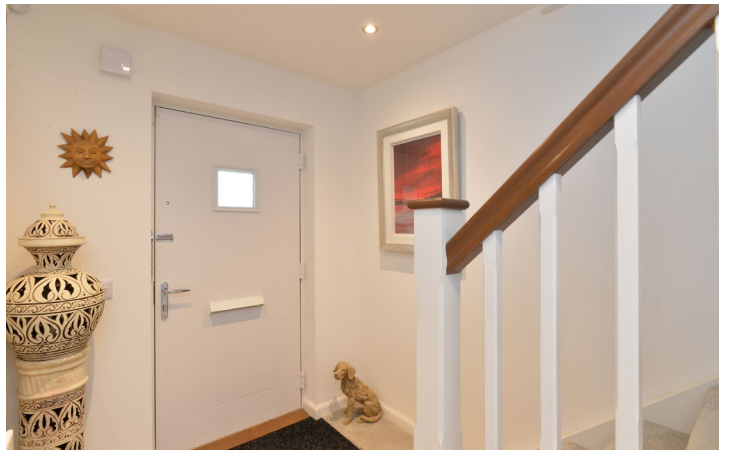


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McEwan Fraser is delighted to present this beautifully presented new build, five-bedroom detached house in Calderwood to the market. Internally, the property offers substantial living space over two floors with two public rooms, a spacious kitchen/diner/family room, modern utility room and a double integrated garage. Upstairs there are two en-suite double bedrooms, with two further double bedrooms, a single bedroom and the family bathroom. Further benefits include a well proportioned rear garden, a double driveway with dual fuel heat pump, double glazed windows and Plantation shutters on most windows.

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On entering the property, you find a bright and welcoming hallway. The bay fronted living room offers excellent living space with an abundance of light flooding in. The floor space on offer gives plenty of space for a variety of different furniture configurations.









The kitchen/diner/family room is comprised of a generous range of base and wall-mounted units that include a breakfast bar and offer excellent prep and storage space for any aspiring chef. Gas hob, fan oven, combination microwave, fridge & freezer and dishwasher are integrated.

An attached utility room provides additional storage space and includes laundry facilities. The floor space in the kitchen gives plenty of room for a breakfast table or additional seating and the French doors open onto a rear patio and garden.









The ground floor is completed by a generous cloakroom located off the main hallway.





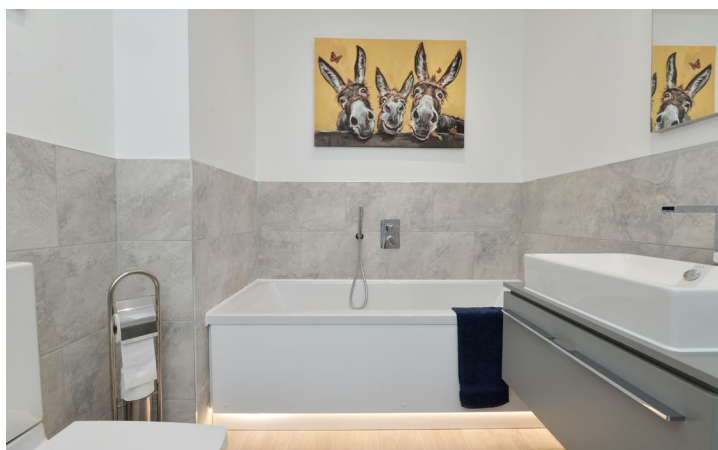
A central staircase takes you to a large first-floor landing which gives access to five bedrooms and a family bathroom. Bedroom one is the obvious master and includes large integrated wardrobes and ample floor space for a further range of free-standing bedroom furniture as well as en-suite bathroom. The second bedroom is a further generous double with extensive floor space and access to its own en-suite shower room as well as integrated wardrobes. There are two further double bedrooms which are well-proportioned and offer various possible furniture configurations, whilst bedroom five is a single bedroom and accommodates a home office with ease. The landing could also be used as an IT area.

The internal accommodation is completed by the family bathroom which includes a white four-piece suite with a separate bath and shower.

Bedroom 1



En-Suite Bathroom



Bedroom 2





Bedroom 3





Bedroom 4





Bedroom 5







Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Kitchen/Diner/Family Room	8.78m (28'10") x 3.78m (12'5")
Lounge	5.65m (18'6") x 3.53m (11'7")
Utility	3.54m (11'7") x 1.73m (5'8")
WC	1.82m (6') x 1.19m (3'11")

FIRST FLOOR

Bedroom 1	4.20m (13'9") x 3.08m (10'1")
En-suite Bathroom	3.18m (10'5") x 2.09m (6'10")
Bedroom 2	3.93m (12'11") x 3.19m (10'6")
En-suite	2.09m (6'10") x 1.64m (5'5")
Bedroom 3	3.44m (11'4") x 3.42m (11'3")
Bedroom 4	3.95m (13') x 3.42m (11'3")
Bedroom 5	3.33m (10'11") x 2.06m (6'9")
Bathroom	2.83m (9'3") x 1.90m (6'3")

Gross internal floor area (m²): 162m²

EPC Rating: B



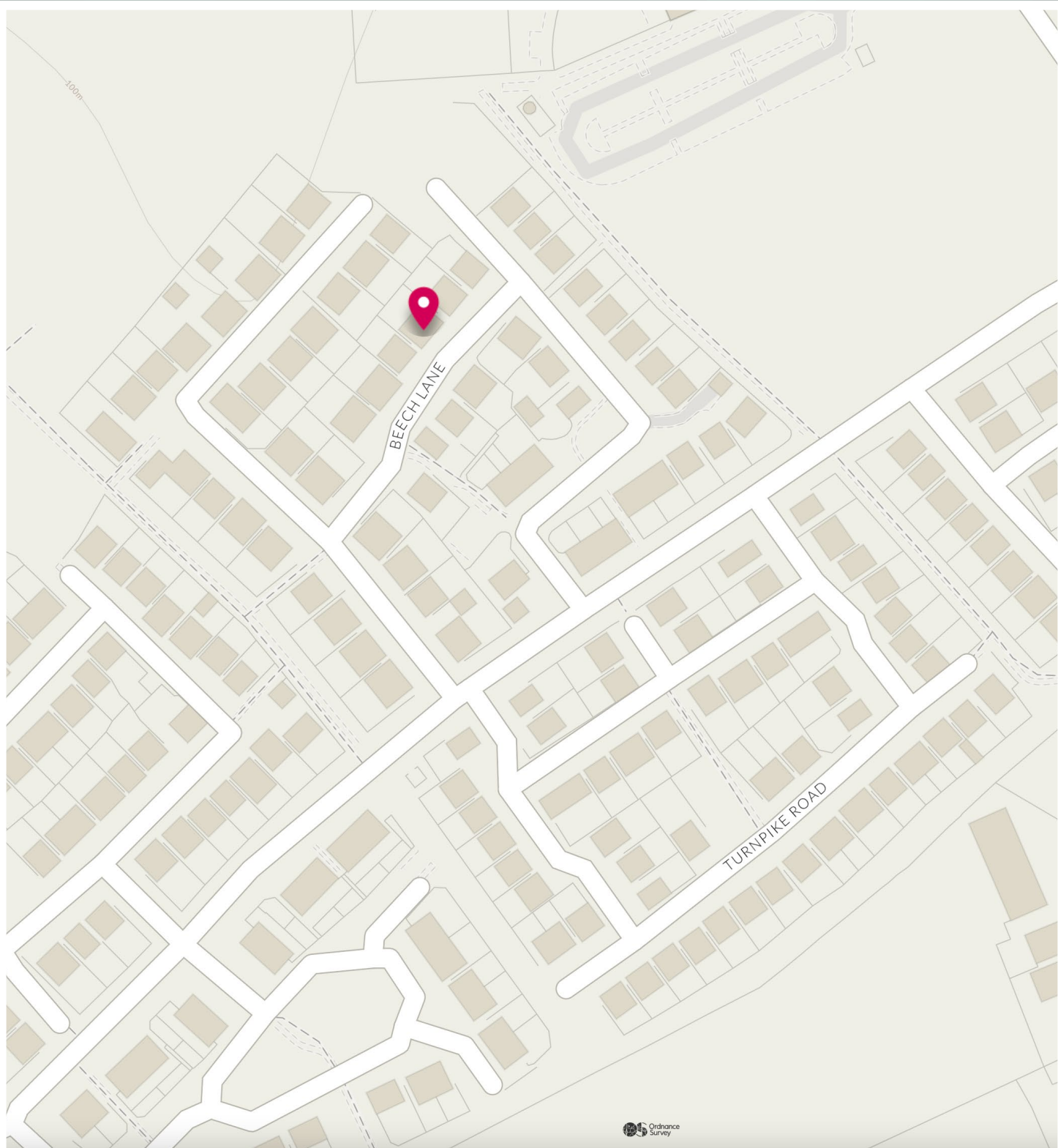
Externally the property boasts a private front garden which is well maintained, double driveway access to the double garage and a generous rear garden that has been beautifully landscaped.

This home is expected to be of particular interest and as such early bird viewing is 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 (the new primary school is a few minutes walk from the front door) 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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