

# 6 Baird Square

EAST CALDER, LIVINGSTON, EH53 0GQ



*This three-bedroom semi-detached home enjoys an enviable plot with a south-west facing rear garden*



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McEwan Fraser is delighted to present this three-bedroom semi-detached home to the market. The property enjoys an enviable plot with a south-west facing rear garden. Only a few years old, the property is presented to the market in immaculate internal condition and comes complete with the remainder of its NHBC warranty, giving a purchaser piece of mind for years to come. Accommodation comprises two double bedrooms, a single bedroom, a kitchen, a spacious lounge, a cloakroom and a bathroom. Further benefits include gas central heating, double glazing and solar panels.

# THE KITCHEN



Entering the property, the kitchen is immediately to your left and overlooks the front of the property. Comprised of a full range of contemporary base and wall-mounted units, there is plenty of prep and storage space for the aspiring chef. Gas hob, oven, grill, washing machine, dishwasher and fridge freezer are all integrated.

# THE LOUNGE



To the rear of the ground floor, separated from the kitchen by a cloakroom, you will find the lounge which runs the width of the house. Bathed in natural light from French doors which open onto the rear garden, the lounge has been finished to an impressive standard. There is ample floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.





Climbing the stairs, you find the master bedroom at the front of the house. This is a particularly generous double bedroom that can happily accommodate a full suite of free-standing furniture. The master also benefits from a deep storage cupboard above the staircase. There are two further bedrooms, a well-proportioned double and a generous single which currently doubles as a home office. The internal accommodation is completed by the contemporary bathroom which is partially tiled and comprised of a three-piece white suite with shower over bath.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



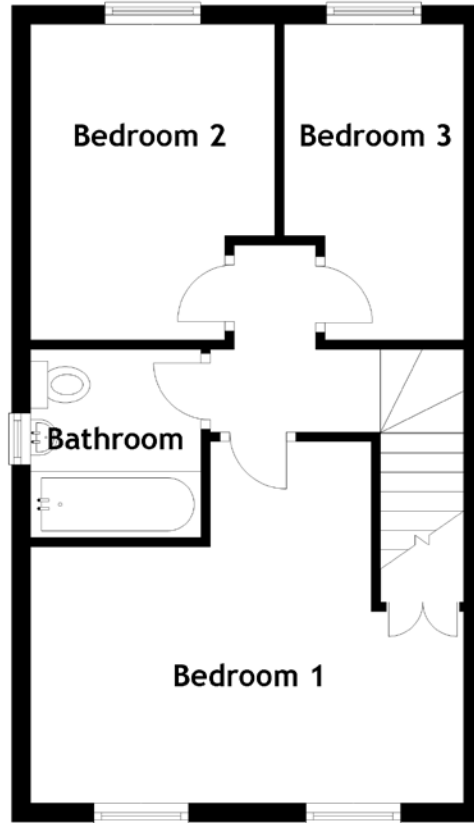
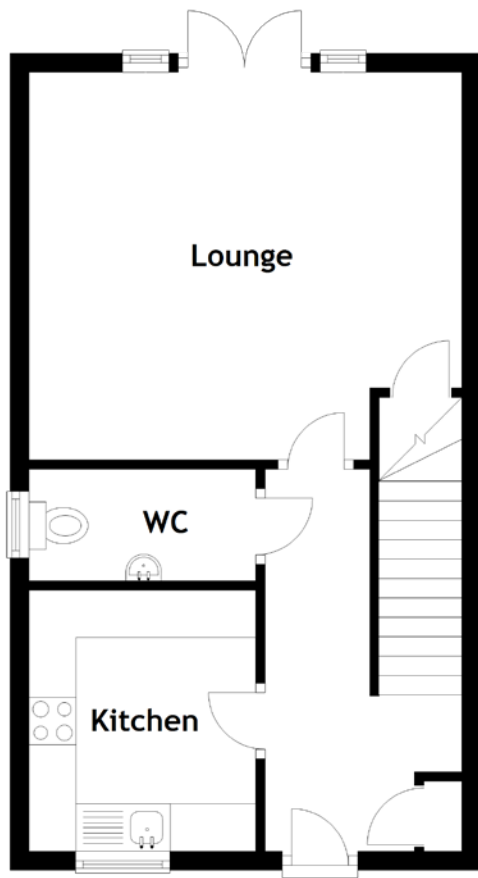
Externally, the property benefits from a driveway and a substantial rear garden. The garden enjoys an open south-westerly aspect and gets the sun long into the evening. This is a superb starter home and early viewing is highly recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.58m (15') x 4.10m (13'5")
Kitchen	2.76m (9'1") x 2.40m (7'10")
WC	2.40m (7'10") x 1.18m (3'10")
Bedroom 1	4.58m (15') x 3.63m (11'11")

Bedroom 2	3.34m (11') x 2.58m (8'6")
Bedroom 3	3.34m (11') x 1.92m (6'4")
Bathroom	1.99m (6'6") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: B



# THE LOCATION

The Calderwood development is located in the West Lothian village of East Calder, and is ideally located to take advantage of Almondell and Calderwood Country Park offering beautiful family walks.





The village has a good range of local amenities, including excellent schools, and a sports complex. East Calder 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.



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