McEwan Fraser Legal
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3 Allerdice Road

EAST CALDER, WEST LOTHIAN, EH53 0PW

IMMACULATELY PRESENTED AND EXCEPTIONALLY SPACIOUS FOUR-BEDROOM DETACHED HOUSE

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McEwan Fraser is delighted to present this immaculately presented and exceptionally spacious four-bedroom detached house. Originally built by David Wilson Homes, the house offers over 160m² of flexible accommodation and is presented to the market in true walk-in condition, having been upgraded beyond the builder's original specification and professionally snagged. Benefits include Amitco and Karndean flooring, high-quality Invictus carpets, solid wooden blinds, solar panels, gas central heating, double glazing, an EV charger, an extended driveway, and a fully enclosed south-facing rear garden.

The welcoming entrance hallway gives access to much of the ground-floor accommodation, including a convenient WC. To the front, the generous living room is beautifully presented in neutral tones, and twin windows flood the space with natural light. The proportions will give ample space for a new owner to create their ideal living space.

The Property

To the rear, the heart of the home is the impressive open-plan dining kitchen. Stylishly appointed with an excellent range of base and wall-mounted units offering a huge amount of prep and storage space. There is a range of integrated appliances, including a 5-ring gas hob, an eye-level oven and grill, a dishwasher, and a fridge/freezer. French doors open onto the south-facing rear garden, and laundry facilities are found in an attached utility room. The utility room has internal access to the integral garage.

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SAMSUNG

The ground floor accommodation is completed by a versatile family room/study that also enjoys direct access to the rear garden, offering flexible living options to suit a growing family or those working from home.

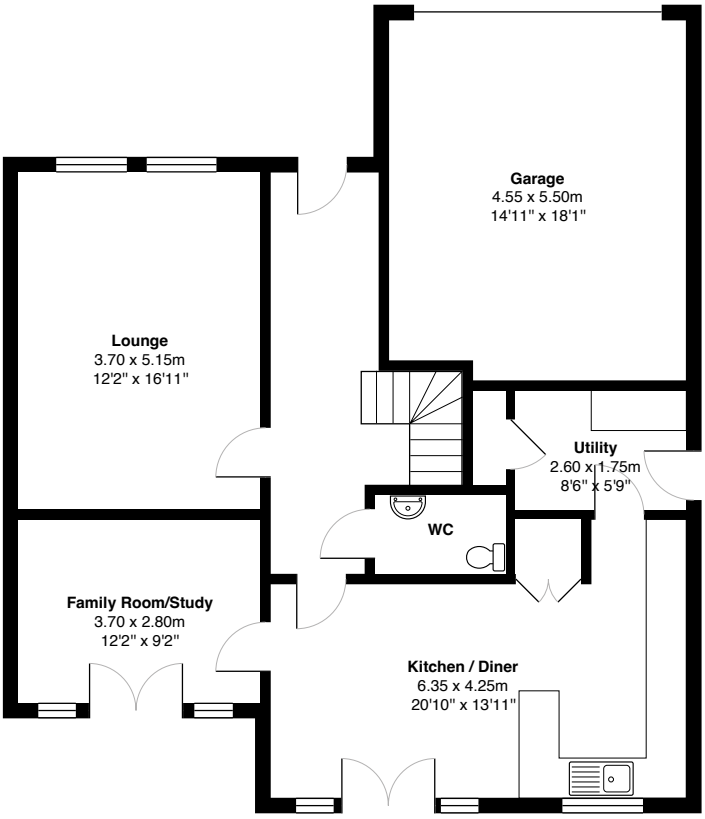
On the upper level, the principal bedroom is exceptionally spacious and beautifully finished, featuring a charming Juliet balcony, two sets of fitted wardrobes, and a luxurious four-piece en-suite complete with full-height tiling, ladder-style radiator, bath, and separate shower cubicle.

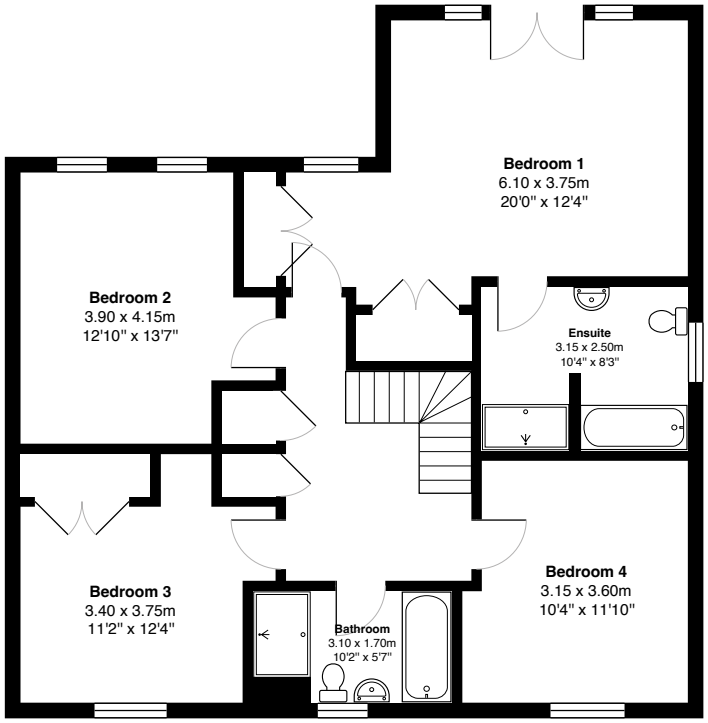
Three further well-proportioned double bedrooms, provide excellent accommodation. A contemporary four-piece family bathroom with full tiling, a deep bath, a separate shower, and quality fittings completes the upper floor. There is a large loft, perfect for additional storage.

Bedroom 3

Bedroom 4

CLICK HERE FOR VIRTUAL TOUR





Gross internal floor area (m^2): 166m^2

EPC Rating: B

Floor Plan

Externally, the property features a mono-blocked driveway providing parking for up to three vehicles and leading to an integral double garage. The garage is equipped with an EV charger and offers excellent space for secure parking or additional storage. The front garden is neatly laid to lawn, while the fully enclosed, south-facing rear garden is also laid to lawn, creating a private and sun-filled outdoor space.

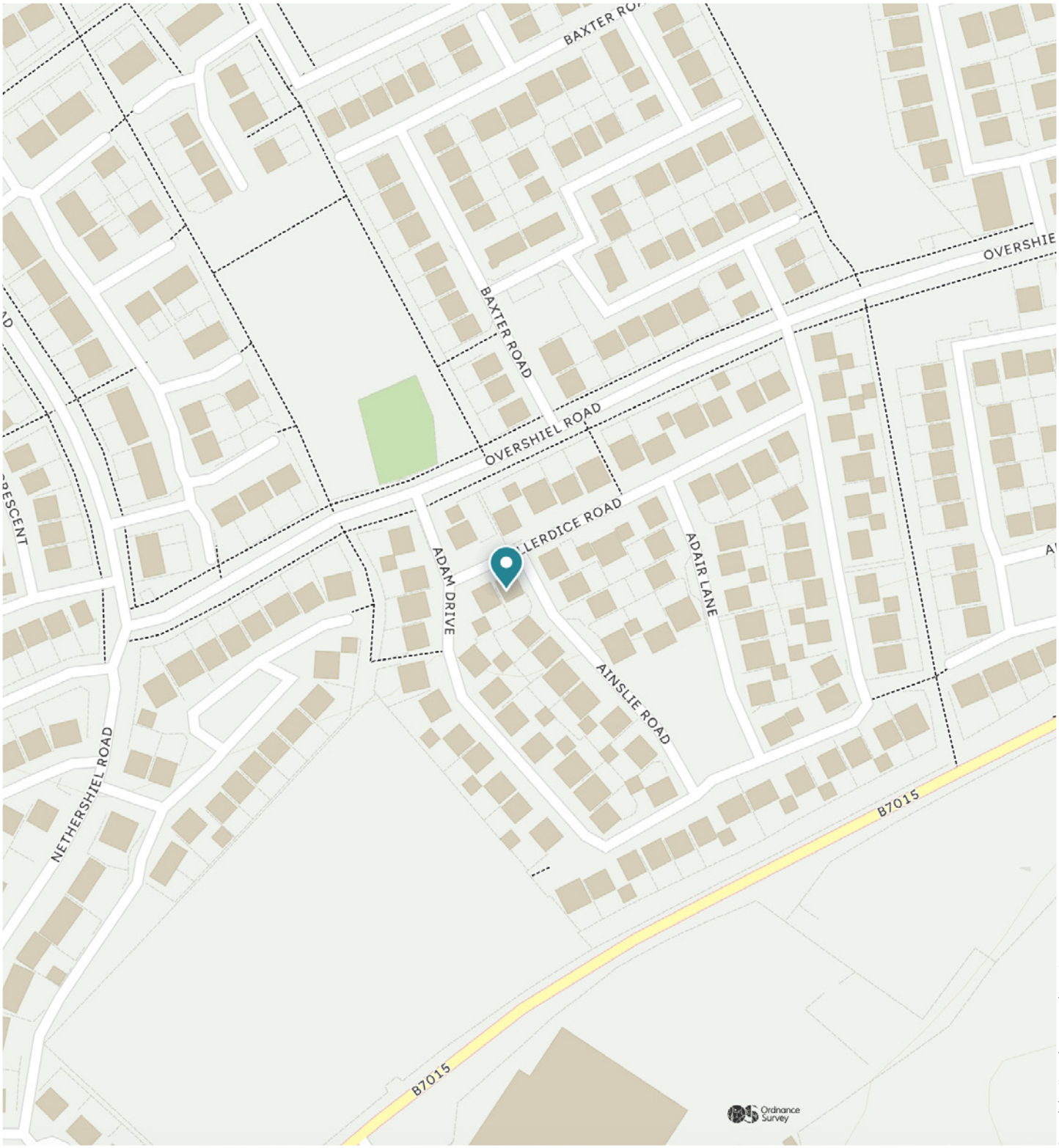
This is a truly impressive family home offering space, flexibility, and high-quality finishes within a sought-after modern development, and early viewing is highly recommended.

Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder offers a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to local services, including convenience stores, a post office, a pharmacy, and various cafes, pubs, and restaurants. Extensive shopping and leisure facilities are just a short drive away in Livingston.

Surrounded by picturesque countryside, East Calder is ideal for enjoying the Scottish outdoors. The Almondell and Calderwood Country Park offers family fun, while Beecraigs Country Park is home to red deer and highland cattle. For culture, West Lothian boasts historic castles as well as contemporary music and art. The area has excellent schools, including the new Calderwood primary school and West Calder High School, one of the best state schools in the Lothians.

Regular bus services connect to Livingston and Edinburgh, and Livingston South station provides rail links between Edinburgh and Glasgow. Positioned just off the A71, East Calder is ideal for commuting, with swift access to the M8/M9 motorway network, the Forth Road Bridge, and Edinburgh Airport.

The Location



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