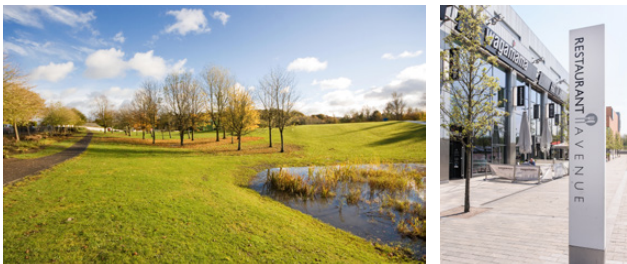





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

9 Almond Grove
EAST CALDER, WEST LOTHIAN, EH53 0HG



East Calder

East Calder is a small village situated to the East of Livingston, approximately fifteen miles west of Edinburgh and thirty miles east of Glasgow making East Calder an ideal commuter base.

Within East Calder, there is shopping for everyday requirements, a local Post Office, doctors' surgery, dentist and a small number of public houses. There are two local primary schools of good repute and secondary schooling available in Livingston and West Calder and local gym. For the commuter, easy access can be gained to the main motorway networks linking Glasgow, Edinburgh and beyond. There are excellent bus services and a number of mainline railway stations nearby connecting throughout the central belt.

Close by Livingston features one of the largest indoor shopping and leisure complexes in Scotland, offering around 155 shops, VUE multiplex cinema, a gym, bars, restaurants, and cafés catering for many recreational requirements.



9 Almond Grove

McEwan Fraser Legal are delighted to bring to the market this four-bedroom detached family home situated in a private development of six executive style properties on the boundary of Almond Dell Country park and presented to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail the property consists of welcoming porch to hallway with ample storage. The downstairs cloakroom has a wash hand basin and W/C.

The bright and airy lounge allows for free standing furniture and different configurations, it also benefits from a bay window.

The dining room allows for free standing furniture and is ideal for more formal dining.

The kitchen comes with floor to ceiling units, five ring gas range cooker, hood, integrated fridge and freezer, dishwasher, breakfasting bar, ample space for family room furniture and access to the conservatory. The conservatory is the perfect place to watch over the fantastic garden and provides access to the garden. The utility room also provides ample storage as well as space for washing machine and tumble dryer. Access to the back garden and the garage can also be found here.

On the upper level, access to the attic can be found as well as additional storage.

The large master bedroom is both bright and airy and allows for free standing furniture and benefits from built-in storage. There is an en suite with walk-in shower, wash hand basin and W/C.

There are three further generous sized bedrooms, all bright and airy and all allowing for freestanding furniture.

Two of these rooms also benefit from built-in storage.

The fully tiled family bathroom completes the property internally with shower over bath, wash hand basin and W/C.

Externally the garden grounds are a true delight, a mixture, of lawn, decking, patio as well as mature plants and trees surround this fantastic property. There is a large driveway giving access to a garage with power and light.

The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended

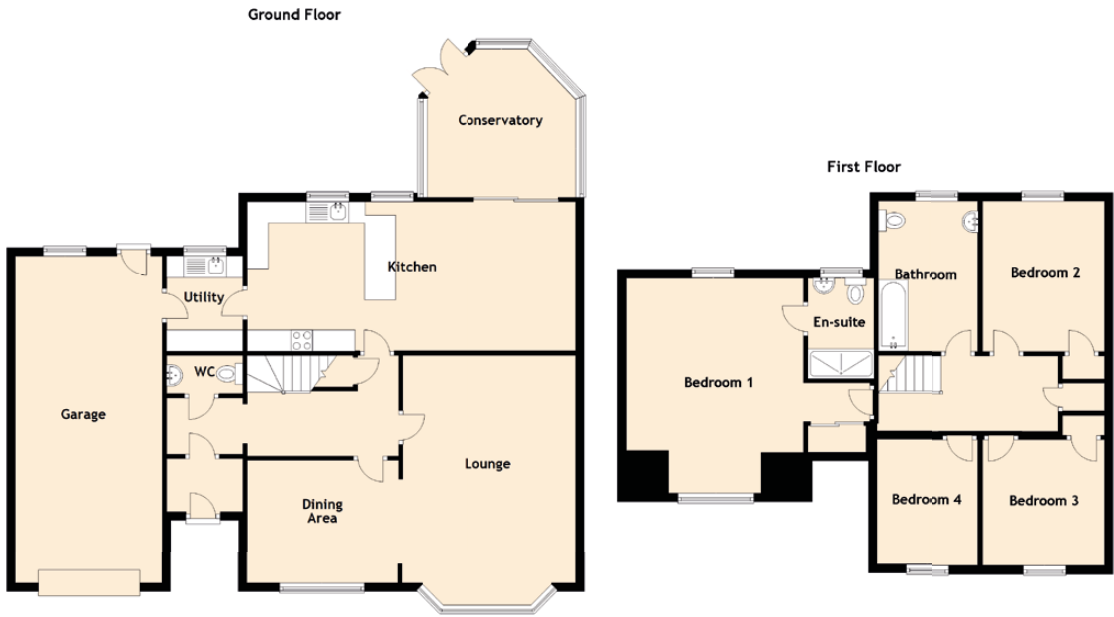




The Bedrooms and Bathroom



The Details

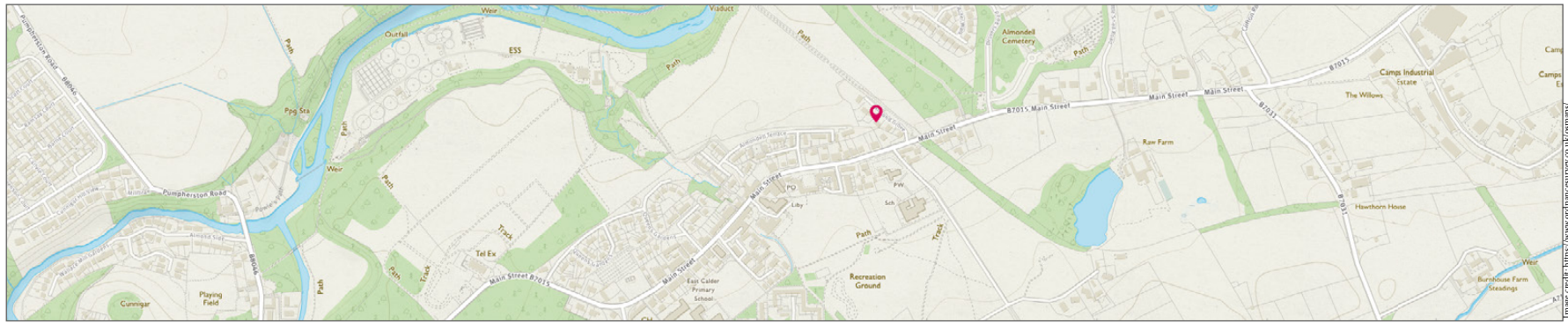


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.35m (17'7") x 4.08m (13'5")
Kitchen	7.76m (25'6") x 3.52m (11'7")
Dining Area	3.56m (11'8") x 2.89m (9'6")
Utility	2.24m (7'4") x 1.79m (5'10")
Conservatory	3.51m (11'6") x 3.49m (11'5")
WC	1.79m (5'10") x 0.90m (2'11")
Garage	6.68m (21'11") x 3.45m (11'4")

First Floor	
Bedroom 1	5.06m (16'7") x 4.17m (13'8")
En-suite	2.37m (7'9") x 1.56m (5'1")
Bedroom 2	3.53m (11'7") x 2.88m (9'5")
Bedroom 3	2.95m (9'8") x 2.88m (9'5")
Bedroom 4	2.96m (9'9") x 2.38m (7'10")
Bathroom	3.50m (11'6") x 2.35m (7'9")

Gross internal floor area (m²): 155m² | EPC Rating: C





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Part
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Available

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Text and description
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 Photographer



Layout graphics and design
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