

# 9 Redcraig Road

EAST CALDER, WEST LoTHIAN, EH53 0QN



*SUPERB THREE BEDROOM PROPERTY  
WITH A GARAGE & CONSERVATORY*



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McEwan Fraser is delighted to presented this three bedroom semi-detached house to the market. Presented in excellent condition, the property sits on a large corner plots with extensive front and rear gardens and benefits from a driveway, garage, and a conservatory. Internally, the property enjoys excellent proportions with plenty of entertaining space on the ground floor, three bedrooms and shower room upstairs, and contemporary decor throughout. Further benefits include gas central heating and double glazing.







The accommodation is focused towards a generous living room which has been opened into the dining room. This creates a large and flexible room with plenty of floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. French doors from the dining open into a lovely rear conservatory that overlooks the garden.









The kitchen is accessed from the dining area and includes a good range of base and wall mounted units set against a tiled splash back. There is ample prep and storage space for the aspiring chef and a mixture of integrated and free-standing appliances.









Climbing the stairs, the first floor landing gives access the all three bedrooms, shower room, and a large loft for additional storage. Bedroom one is a well proportioned double with a fitted wardrobe and plenty of floor space for further free-standing furniture. Bedroom two is a further ample double bedroom with integrated wardrobe and space for a full suite of furniture. Bedroom three is a good sized single bedroom that would make an ideal nursery or home office. The shower room enjoys natural light and a two-piece white suite alongside a large shower.







**Bedroom 1**







**Bedroom 2**



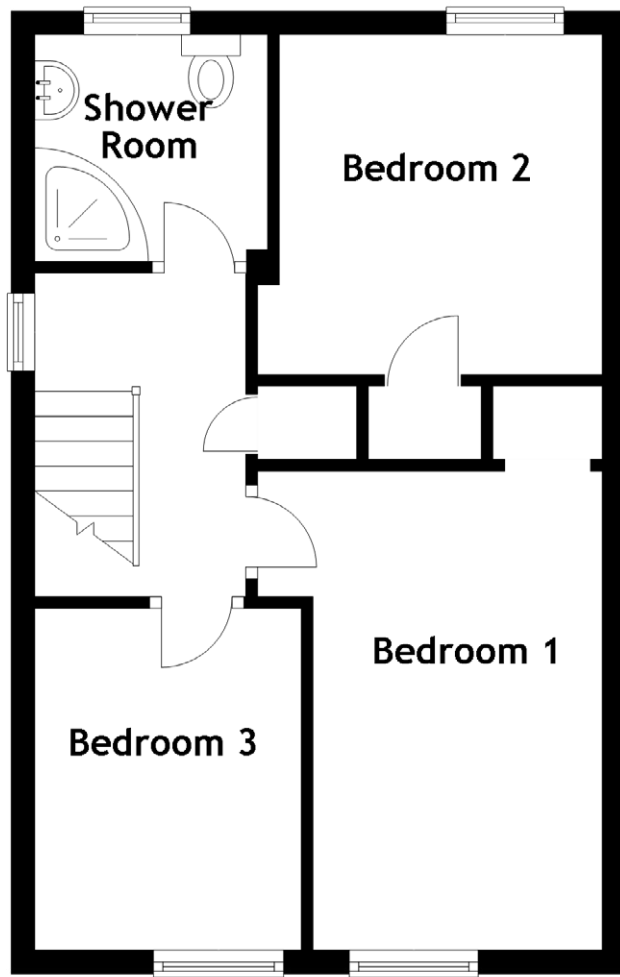
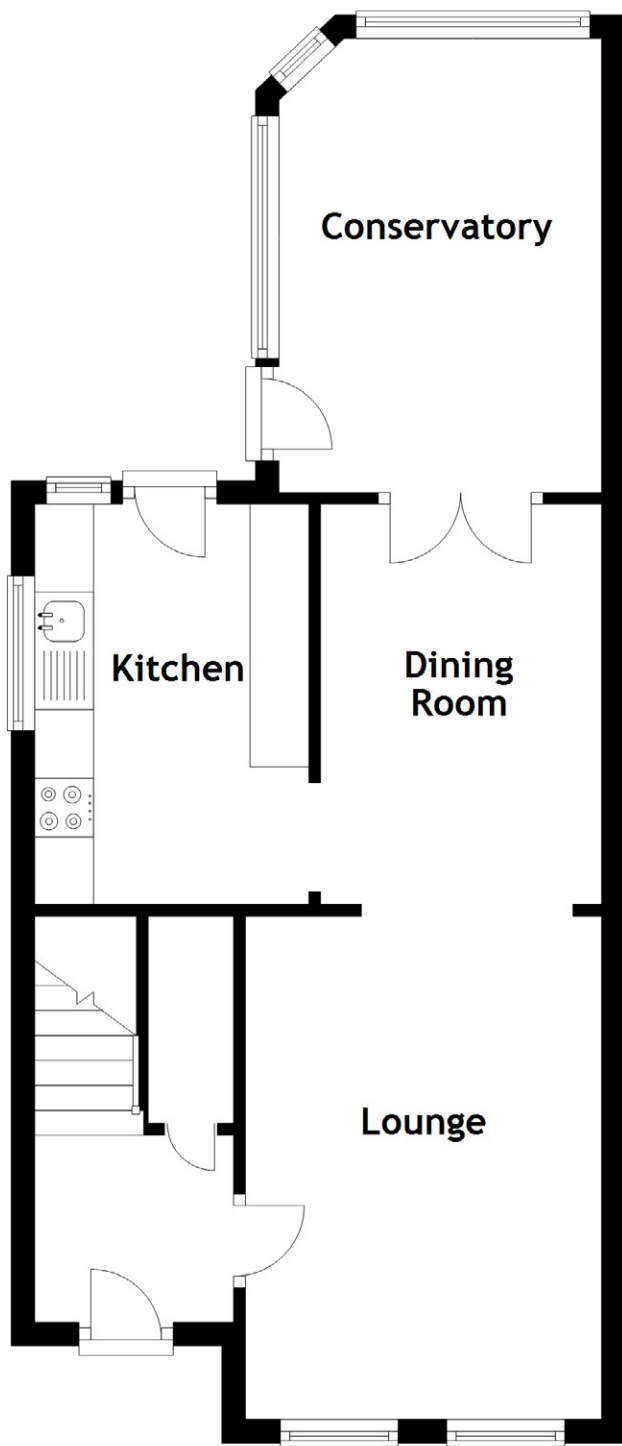




## Bedroom 3







#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.28m (14'1") x 3.03m (9'11")	Bedroom 3	2.90m (9'6") x 2.26m (7'5")
Dining Room	3.40m (11'2") x 2.39m (7'10")	Shower Room	1.98m (6'6") x 1.93m (6'4")
Kitchen	3.40m (11'2") x 2.33m (7'8")		
Conservatory	3.86m (12'8") x 2.74m (9')		
Bedroom 1	4.07m (13'4") x 2.93m (9'7")	Gross internal floor area (m <sup>2</sup> ): 75m <sup>2</sup>	
Bedroom 2	2.93m (9'7") x 2.89m (9'6")	EPC Rating: C	





Externally, the property enjoys a large a manicured front garden with side access to a garage and driveway. To the rear there is a large, fully enclosed garden with mature lawn and patio area. This is a fantastic house with one on one of the best plots in the area. Early viewing is highly recommended.







The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools 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 providing access to the main motorway network.

Livingston is close by and has an excellent range of shopping facilities which include 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. Almondell & Calderwood Country Park is also virtually on your doorstep.

## The Location





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

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