

# 41 Bissett Square

EAST CALDER, LIVINGSTON, WEST LoTHIAN, EH53 0UD



*Beautiful four-bedroom detached house that enjoys a beautiful panoramic views over open countryside from the rear garden*



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McEwan Fraser is delighted to present this beautiful four-bedroom detached house to the market. The property enjoys a beautiful position on the fringe of the development that affords beautiful panoramic views over open countryside from the rear garden. Internally, the house is presented in excellent condition and has been upgraded from the builder's original specifications.

# THE LIVING ROOM



The internal accommodation is focused on a bright and spacious living room that offers plenty of flexibility for a new owner to create their ideal entertaining space. The living room is neutrally decorated and finished with a striking laminate floor that runs throughout the ground floor.



# THE KITCHEN/DINER



A door from the living room leads into the dining kitchen, and an attached utility room, which runs the full width of the property. The kitchen has a generous range of base and wall-mounted units that offer excellent prep and storage space. The kitchen units host a range of quality integrated appliances, and there is space for a dining table. French doors open into the rear garden. Laundry facilities and access to the ground-floor WC are in the attached utility room.



# THE UTILITY & WC







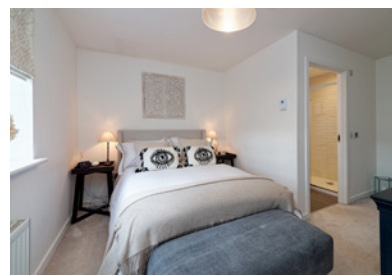
Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft for additional storage space. Bedroom one is a generous master bedroom with an integrated wardrobe, plenty of space for supporting furniture, and a partially tiled en-suite with a large integrated shower. Bedroom two is a further large double bedroom. Bedrooms three and four are generous singles.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Externally, the front garden is laid to lawn, and there is a monoblock driveway leading to a single integral garage. The generous rear garden is laid to lawn and enjoys superb open views over the working farmland to the rear of the house.

# EXTERNALS

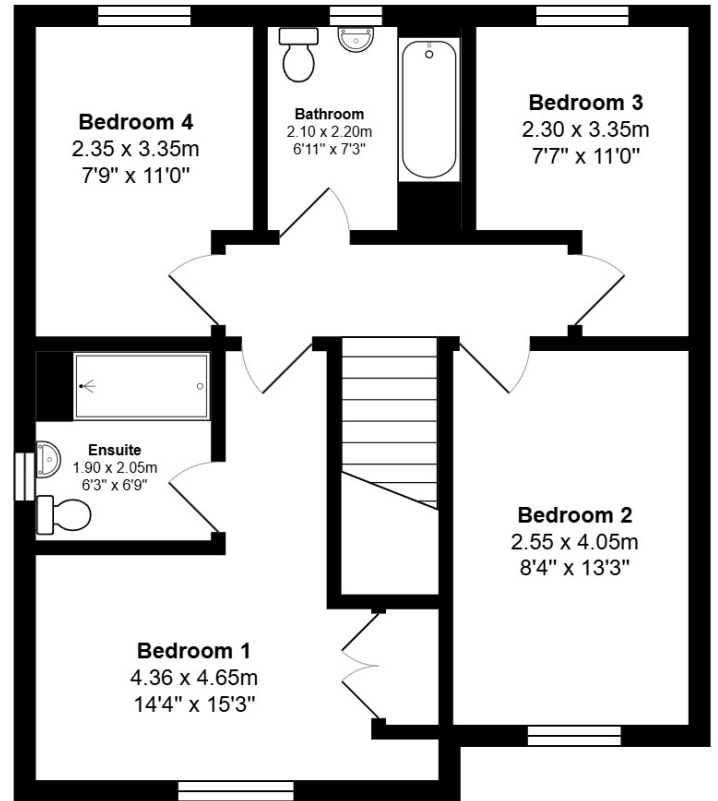
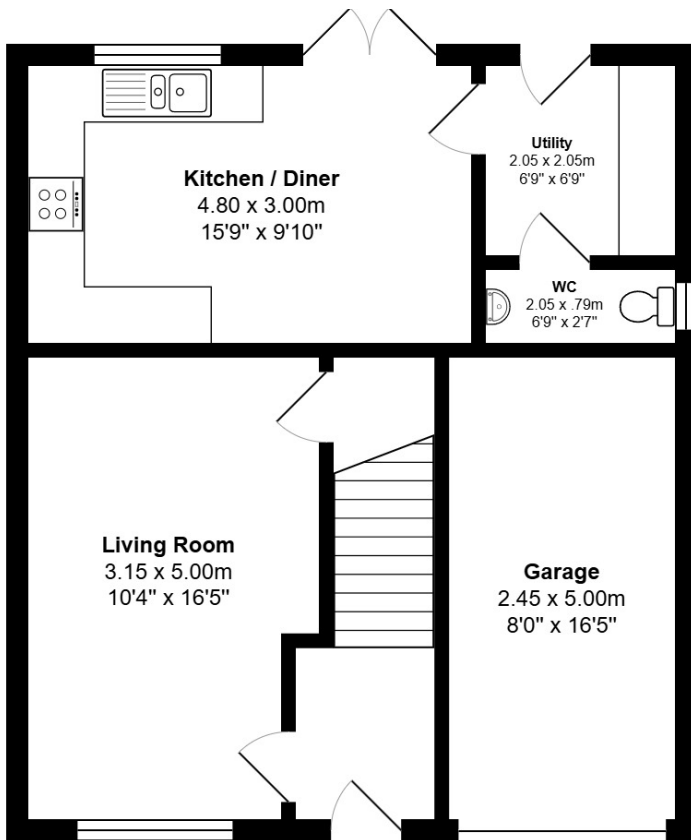






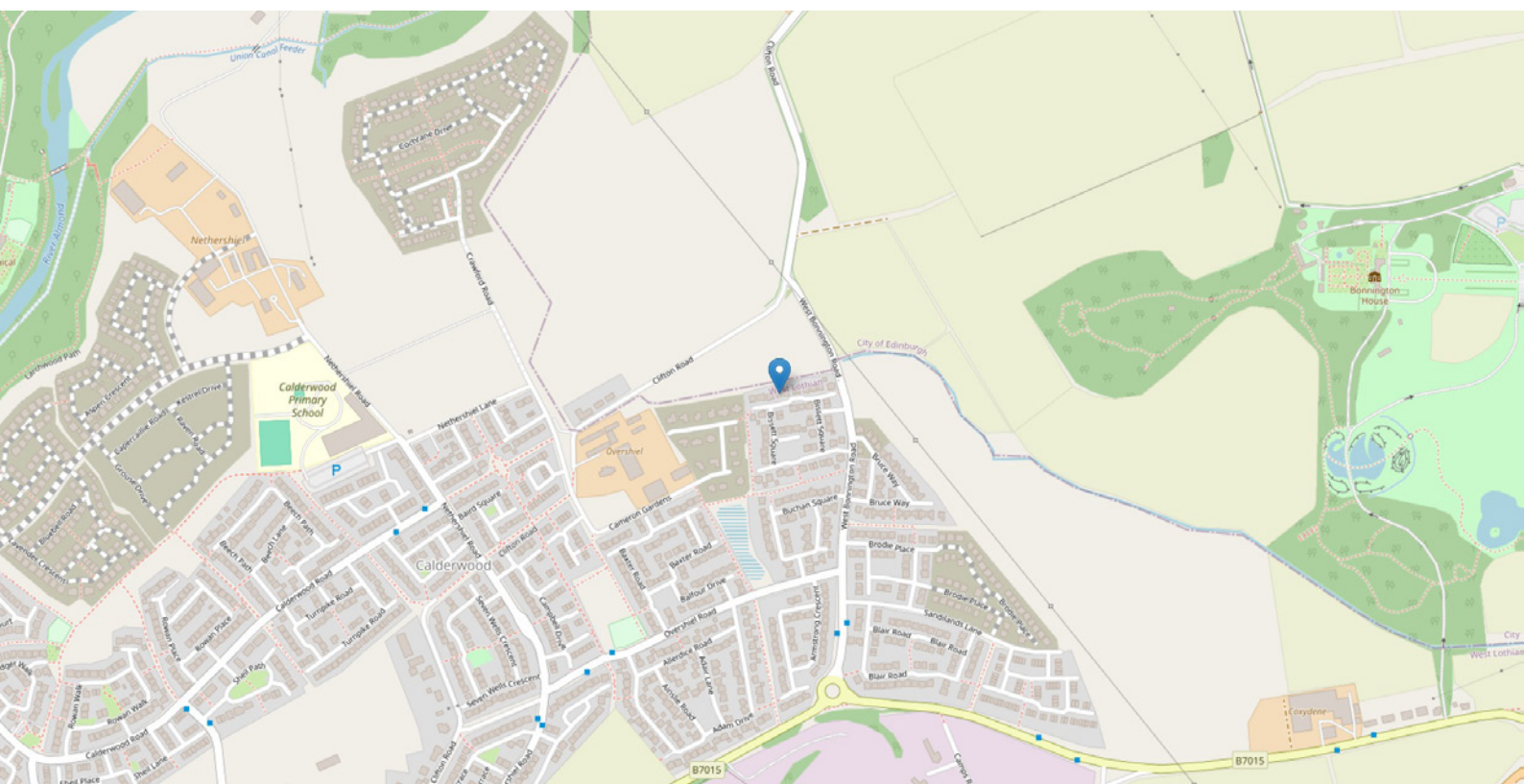


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

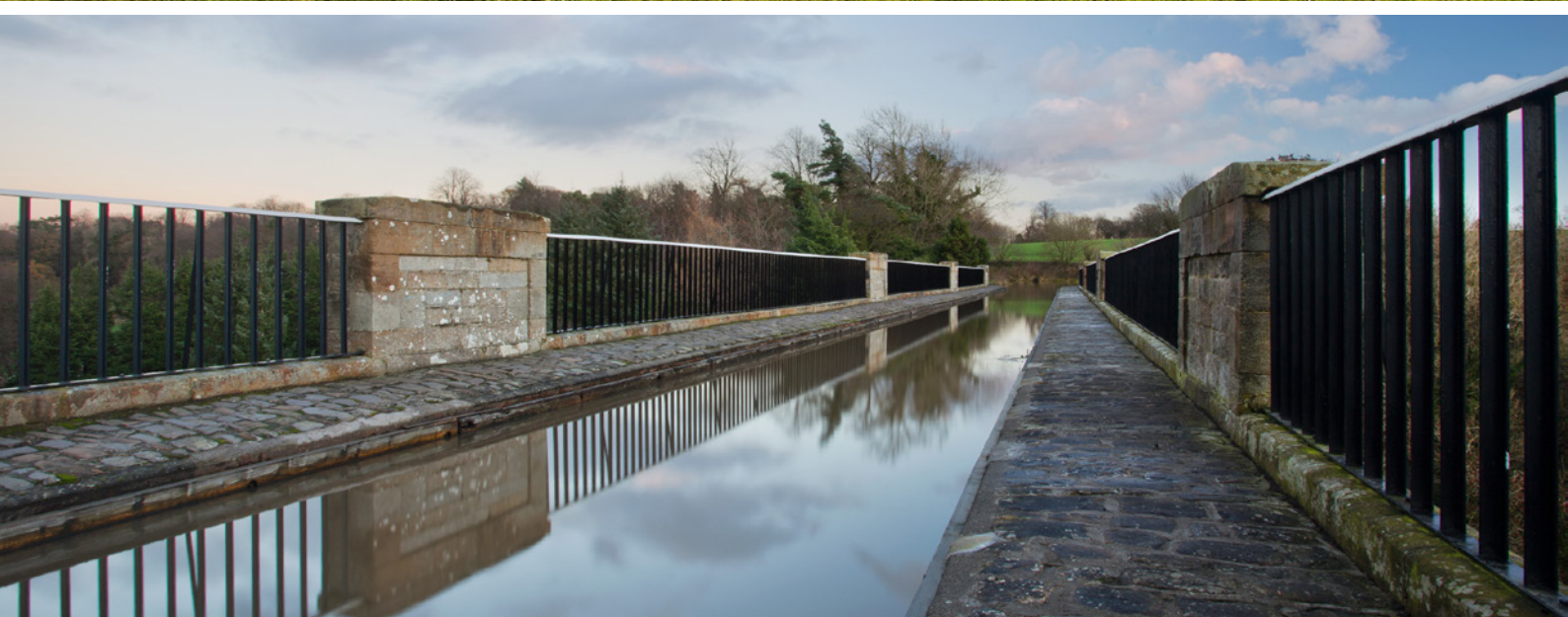
Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities, including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. East Calder is also just a short drive from the extensive shopping and leisure facilities in nearby Livingston.

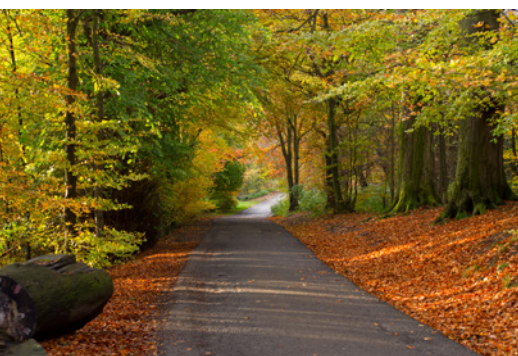






Thanks to its semi-rural location surrounded by picturesque countryside, East Calder is the ideal base from which to enjoy the great Scottish outdoors. The Almondell and Calderwood Country Park offers fun for all the family, or why not visit the red deer and highland cattle at Beecraigs Country Park in nearby Linlithgow. For culture-vultures, West Lothian boasts an abundance of attractions, ranging from historic castles and settlements to contemporary music, theatre and art. Calderwood has its own brand-new primary school that has an excellent reputation. Secondary schooling is available at West Calder High School, one of the best state schools in the Lothians.

The town is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Livingston South) provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, East Calder is ideal for commuting to Edinburgh and also enjoys swift and easy access to the M8/M9 motorway network, the Forth Road Bridge and Edinburgh Airport.



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