

31 Rowan Place

LIVINGSTON, EH53 0HQ



*Superb four or five-bedroom detached family home
presented to the market in excellent internal order*



01506 537 100



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



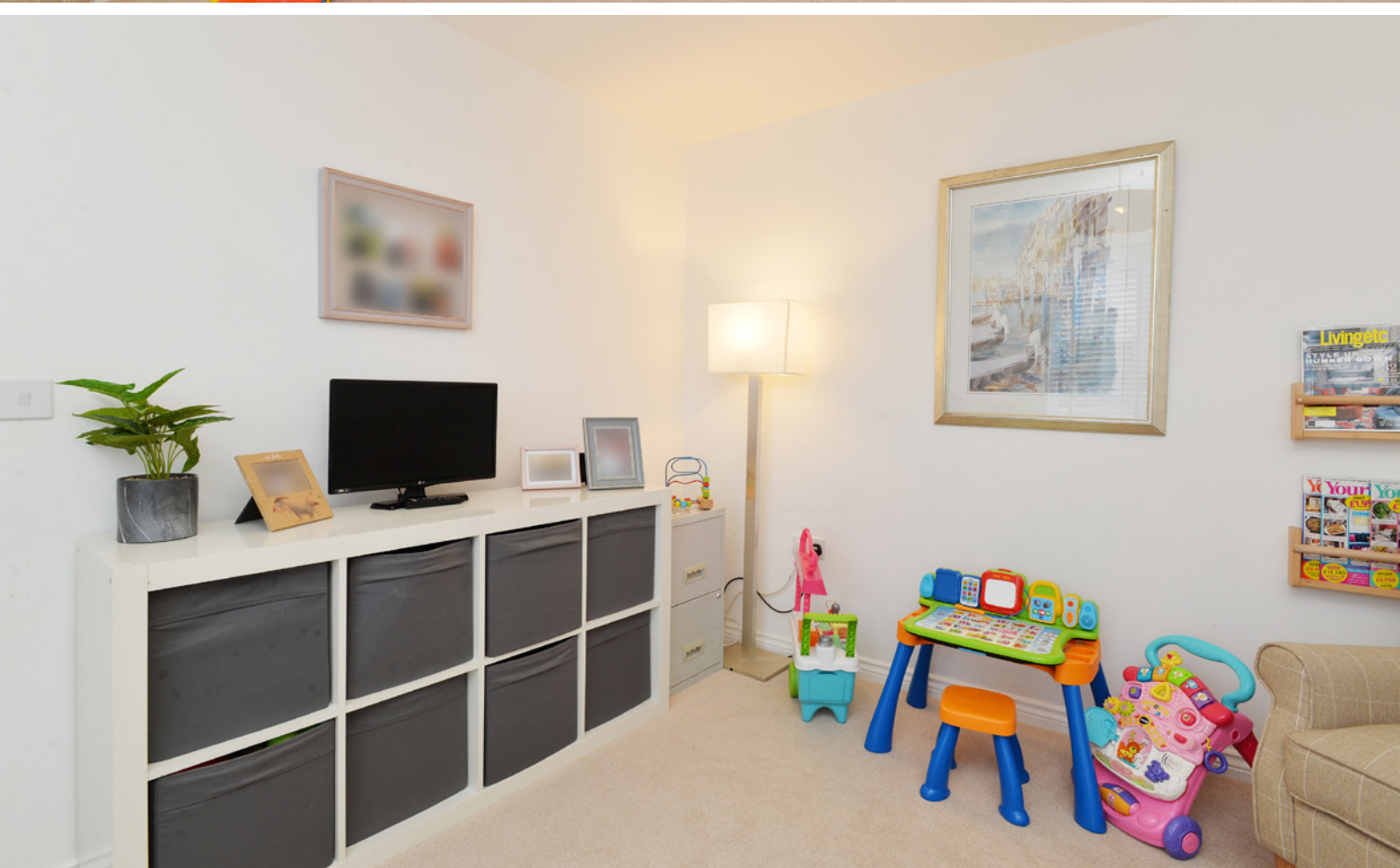
McEwan Fraser is delighted to present this superb four or five-bedroom detached family home to the market. The property is presented to the market in excellent internal order and has been finished to an exceptional standard.

THE LOUNGE



Internally the accommodation comprises of a spacious lounge with views of the garden to the back, and a formal dining room to the front that could also be used as a fifth/guest bedroom or Family room, a good size study, dining kitchen and guest cloakroom with a walk-in cupboard. With any necessary planning consents, the walk-in cupboard could be transformed into a shower room if required for extended families.

THE FAMILY ROOM



THE STUDY



THE KITCHEN/DINER



The dining kitchen has doors to the rear garden. The kitchen has ample floor and wall mounted units and integrated appliances in a two-tone style with features such as plinth lighting, integrated washing machine, dishwasher, fridge freezer and a pull-out larder. A gas hob, double oven and cooker hood complete the package. Large, contemporary floor tiles are laid through the hall and into the kitchen creating a wonderful sense of space.





The upstairs accommodation comprises an impressive master bedroom with built-in wardrobes and an en-suite shower room. The accommodation is completed by three further bedrooms, two with access to a Jack and Jill shower room and the family bathroom that benefits from a three-piece suite and contemporary wet-wall finish behind the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



JACK AND JILL EN-SUITE



BEDROOM 3



BEDROOM 4

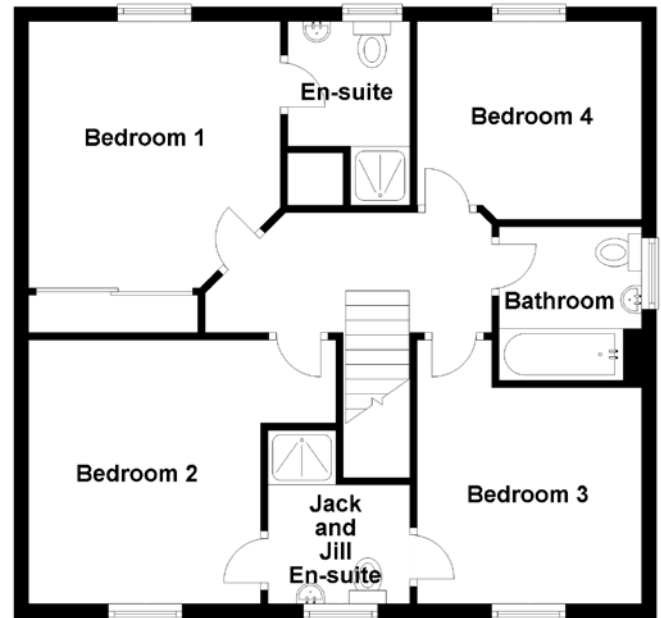
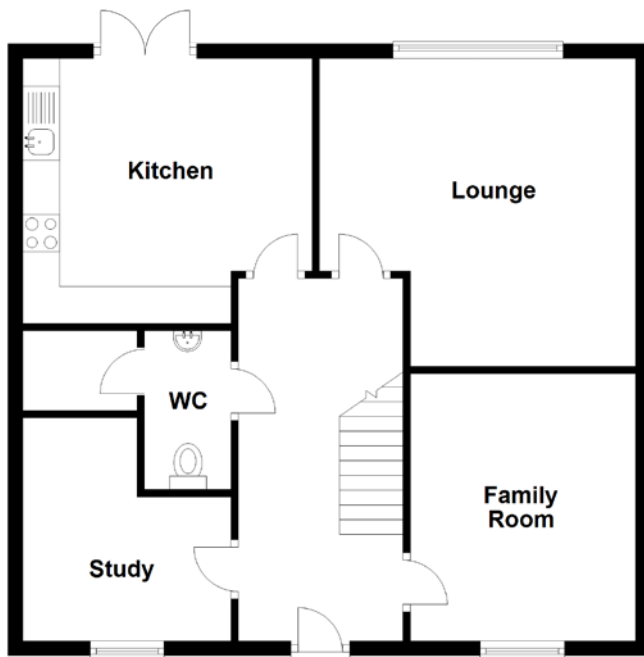


One of the best benefits of this home is in the rear garden. It is fully enclosed by wooden fencing and this garden is not overlooked at the back offering open views over the playfields and play park making it the best plot on this estate, in our opinion. Other benefits include a detached garage and off-street driveway parking for two cars. This home has it all, including approximately 4 years N.H.B.C warranty remaining.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

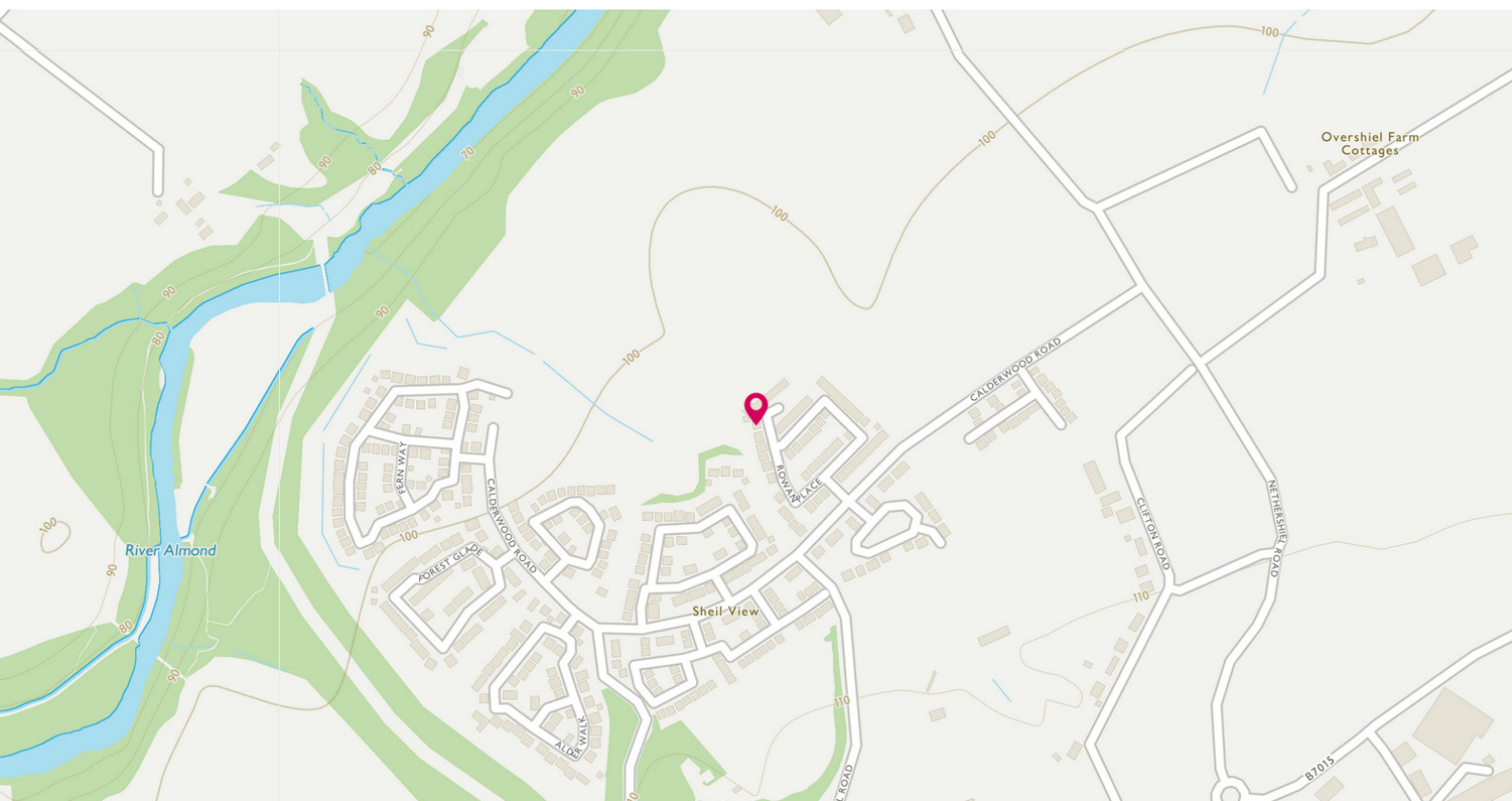


Approximate Dimensions
(Taken from the widest point)

Lounge	4.28m (14'1") x 4.17m (13'8")
Family Room	3.62m (11'11") x 3.05m (10')
Study	3.12m (10'3") x 2.82m (9'3")
Kitchen	3.91m (12'10") x 3.59m (11'9")
WC	2.15m (7'1") x 1.17m (3'10")
Bedroom 1	3.61m (11'10") x 3.52m (11'7")

En-suite	2.49m (8'2") x 1.65m (5'5")
Bedroom 2	4.06m (13'4") x 3.58m (11'9")
Jack and Jill En-suite	2.35m (7'9") x 1.92m (6'4")
Bedroom 3	3.58m (11'9") x 3.04m (10')
Bedroom 4	3.04m (10') x 2.75m (9')
Bathroom	2.08m (6'10") x 1.93m (6'4")

Gross internal floor area (m²): 133m²
EPC Rating: B



THE LOCATION

Calderwood 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 Calderwood, there is a new primary school, nursery and an independent cafe with a delivery service. 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. 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. The 220 acre Almondell and Calderwood Country Park is also close at hand.

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



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ALLY CLARK
Designer

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