

28 Rodger Road

EAST CALDER, WEST LOTHIAN, EH53 0GF



Four-bedroom detached house in Persimmon Homes' sought-after Merchants Gait development in East Calder



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McEwan Fraser is delighted to present this four-bedroom detached house in Persimmon Homes' sought-after Merchants Gait development in East Calder. The property has an excellent plot with a generous southwest-facing rear garden. Internally, the property is immaculate and has not been lived in by the current owners. This is a brand-new house available for immediate occupation.

THE LIVING ROOM



Internal accommodation is focused on a generous living room with excellent levels of natural light and ample space for a large corner sofa and a full range of supporting furniture.

THE KITCHEN/DINER



To the rear of the ground floor, a dining kitchen with an attached utility room overlooks the rear garden which has been turfed. The kitchen has a generous range of contemporary base and wall-mounted units that offer excellent prep and storage space. Gas hob, electric oven, fridge freezer, and dishwasher are all integrated and have never been used. The attached utility room provides laundry facilities and access to the ground-floor cloakroom.



THE UTILITY & WC



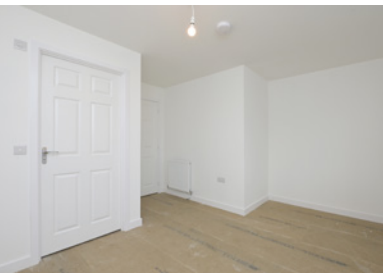


Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft space. Bedroom one is a particularly spacious double with ample space for a full suite of freestanding bedroom furniture. To one side, a recess gives the perfect spot to add a custom integrated wardrobe. This bedroom also benefits from a spacious ensuite shower room with a white suite, natural light, and contemporary tiling. Bedrooms two, three, and four, are all double bedrooms. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



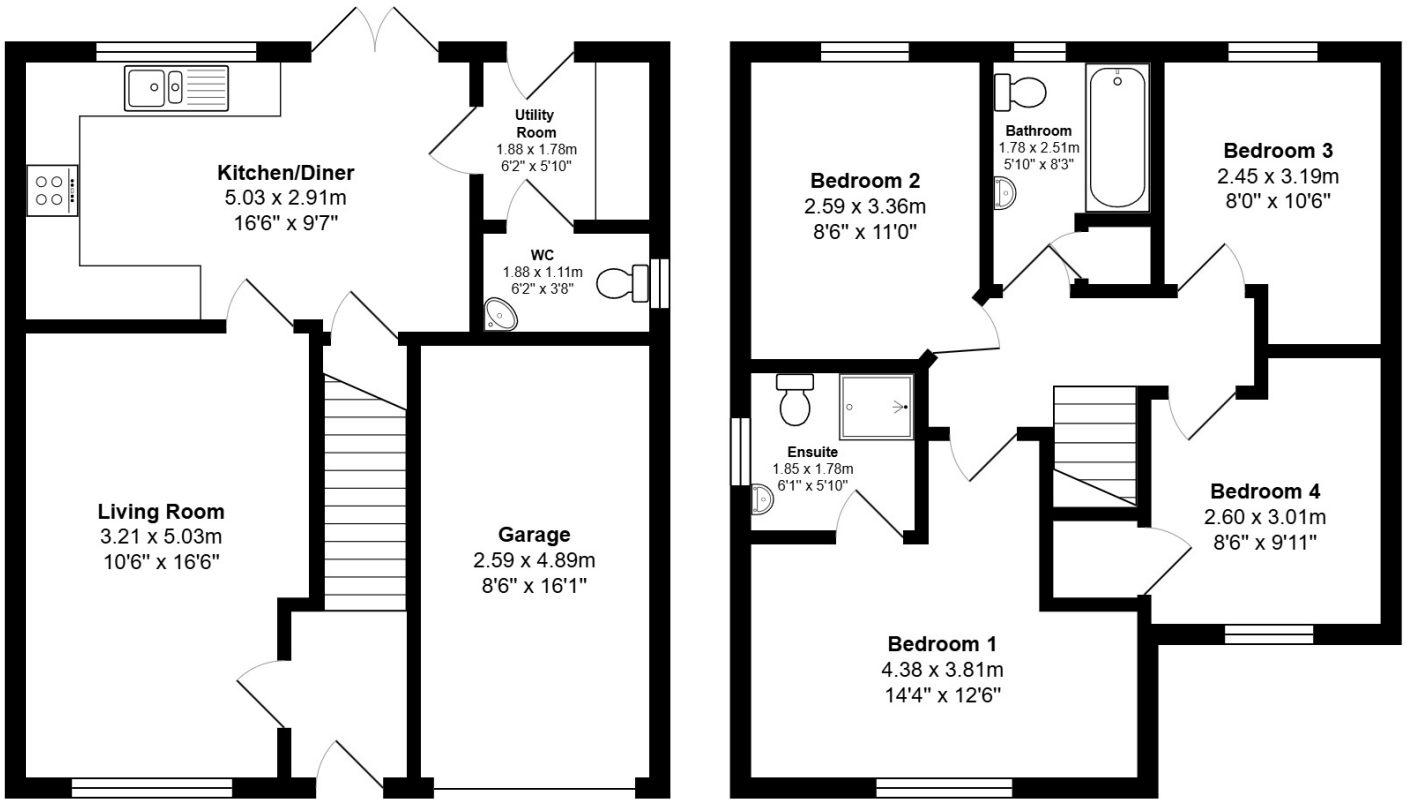
For extra warmth and comfort, the property boasts double glazing, gas central heating, and solar panels.

Externally, the property has a private front and rear garden laid to lawn, a double driveway, and an integral garage.

EXTERNALS

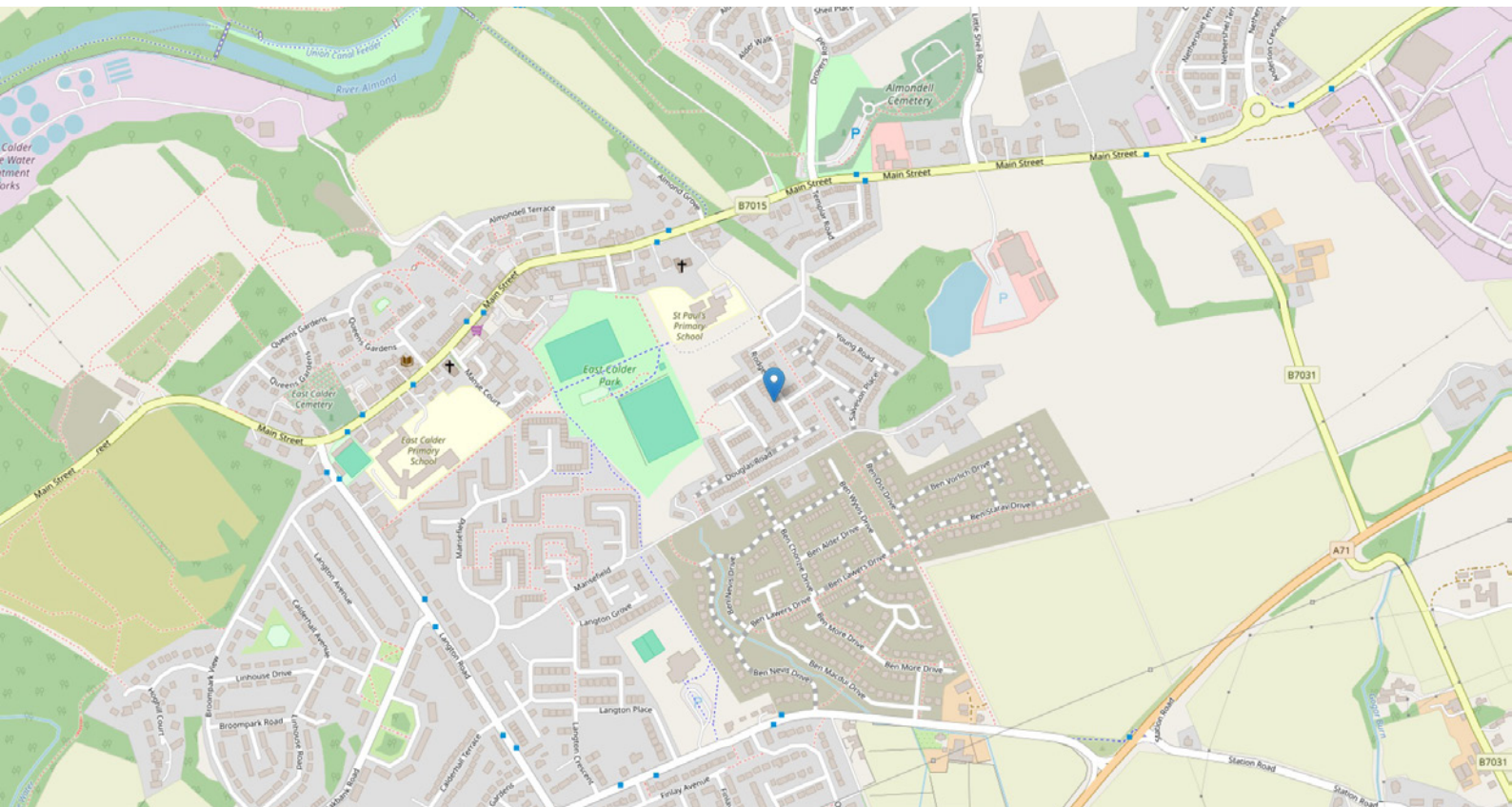


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m² | EPC Rating: B



THE LOCATION

Conveniently placed between Edinburgh and Livingston, the West Lothian village 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. And of course, East Calder is 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. East Calder Primary School has a fine reputation and 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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