

13 Adam Drive

CALDERWOOD, EAST CALDER, WEST LOTHIAN, EH53 0PX



*BEAUTIFULLY PRESENTED 4-BEDROOM
DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present Adam Drive to the market. Number 13 is a beautifully presented 4-bedroom detached family home extending to around 172m². Presented in genuine walk-in condition, it offers exceptionally well-balanced accommodation that has been thoughtfully enhanced and meticulously maintained by the current owners. Combining all the advantages of a modern home with tasteful finishes, established landscaping and a warmth often missing from newly completed properties, this is a home that is ready to move straight into and enjoy.

A bright and welcoming entrance hallway immediately creates an excellent first impression, with attractive flooring, a broad staircase rising to the first floor and generous circulation space. Positioned just off the hallway are two versatile reception rooms, currently utilised as a playroom and a study. Both offer excellent flexibility and could equally serve as a formal dining room, home office, snug or even a fifth bedroom, depending on a purchaser's individual requirements.



The lounge is a particularly impressive reception room, enjoying excellent proportions and an abundance of natural light through glazed doors opening directly onto the rear garden. Offering ample space for a variety of furniture configurations, it provides a superb setting for both everyday family living and entertaining.



Undoubtedly, one of the standout features of the property is the superb open-plan dining kitchen. Designed as the heart of the home, it comfortably accommodates both cooking and dining while maintaining a sociable layout. Extensive wooden work surfaces, integrated appliances, generous storage and excellent preparation space complement contemporary navy cabinetry. Large windows and French doors flood the room with natural light while creating a seamless connection to the garden, making it equally suited to busy family life and entertaining. The space has been thoughtfully finished and beautifully maintained, resulting in a kitchen that feels every bit as practical as it is stylish.

Accessed directly from the kitchen, the separate utility room provides additional storage, laundry facilities and external access, helping to keep the main kitchen beautifully uncluttered. Completing the ground floor accommodation is a stylish cloakroom WC.







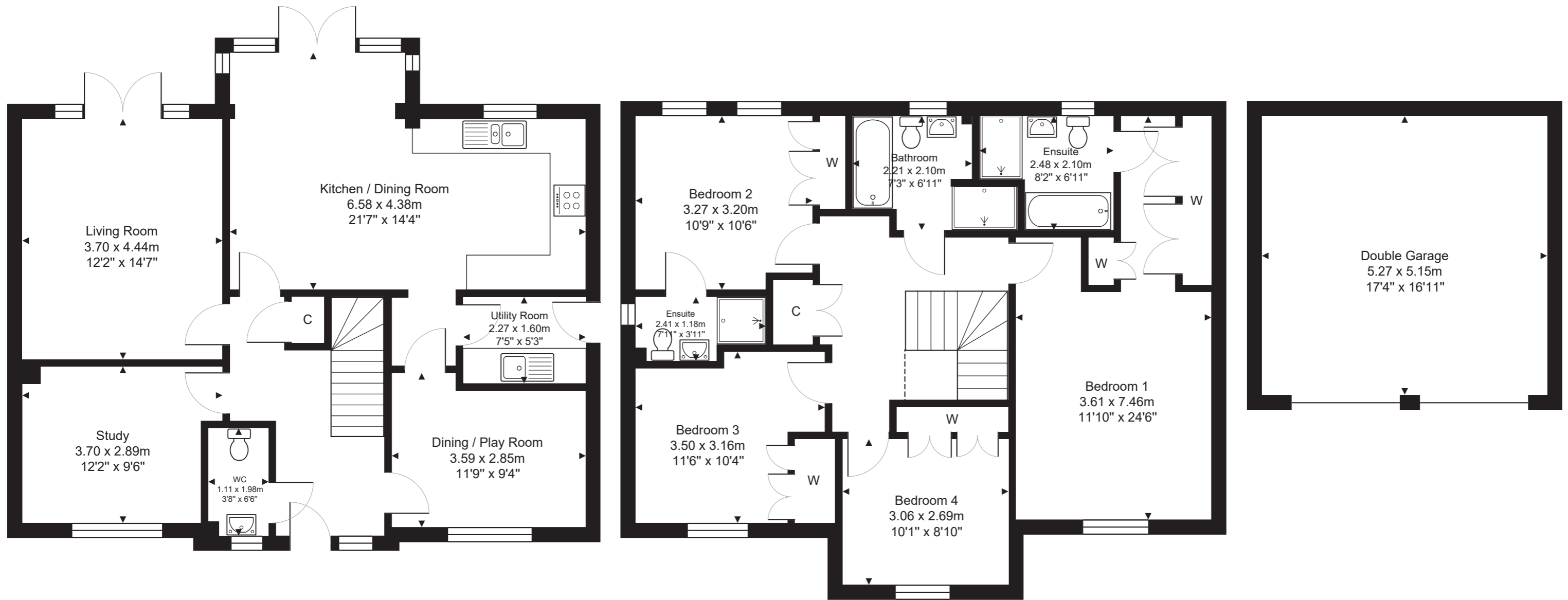
Moving upstairs, the principal bedroom is a superb retreat, offering generous proportions together with an extensive range of fitted wardrobes providing excellent storage. A contemporary en-suite bathroom incorporating both a bath and a separate shower completes the accommodation.



Bedroom two is another spacious double bedroom, also benefiting from fitted wardrobes and its own modern en-suite shower room, making it ideal for older children, guests or multi-generational living. Bedrooms three and four are both generous double bedrooms, offering flexible accommodation for family living, guests or home working.

The family bathroom has been beautifully appointed with a contemporary white suite incorporating a bath, separate walk-in shower, wash hand basin and WC, all finished to an excellent standard.





Gross internal floor area (m²): 172m²
EPC Rating: B



Externally, the property continues to impress. To the front, a generous monoblock driveway provides ample off-street parking and leads to the detached double garage, offering excellent storage, secure parking or workshop potential. The front garden has been attractively landscaped, creating immediate kerb appeal.

The enclosed rear garden provides an excellent expanse of level lawn together with a generous paved patio, creating a fantastic space for children to play, outdoor dining and entertaining. Unlike many newly completed homes, the gardens have already been fully established, allowing purchasers to enjoy the property from day one without the expense, time or disruption often associated with creating an outdoor space from scratch.



Calderwood is one of West Lothian's premier developments, with thoughtful design, attractive architecture, and abundant green space. Built for modern family life, it offers a strong community feel, landscaped grounds, walking and cycling routes, play parks, and outdoor space that encourages an active lifestyle. Families benefit from on-site Calderwood Primary School, nearby nurseries and secondary schools, and the convenience of walking to class.

Local amenities are growing, with East Calder offering independent cafés, shops, healthcare, and a village atmosphere. Livingston, a short drive away, provides extensive retail, dining, gyms, cinemas, and supermarkets.

Commuters enjoy easy M8 access to Edinburgh and Glasgow, plus regular trains from Livingston North and Uphall. Edinburgh Airport is around 20 minutes away. With green space, great schools, and strong transport links, Calderwood remains a highly sought-after West Lothian address for living, working, and raising a family.

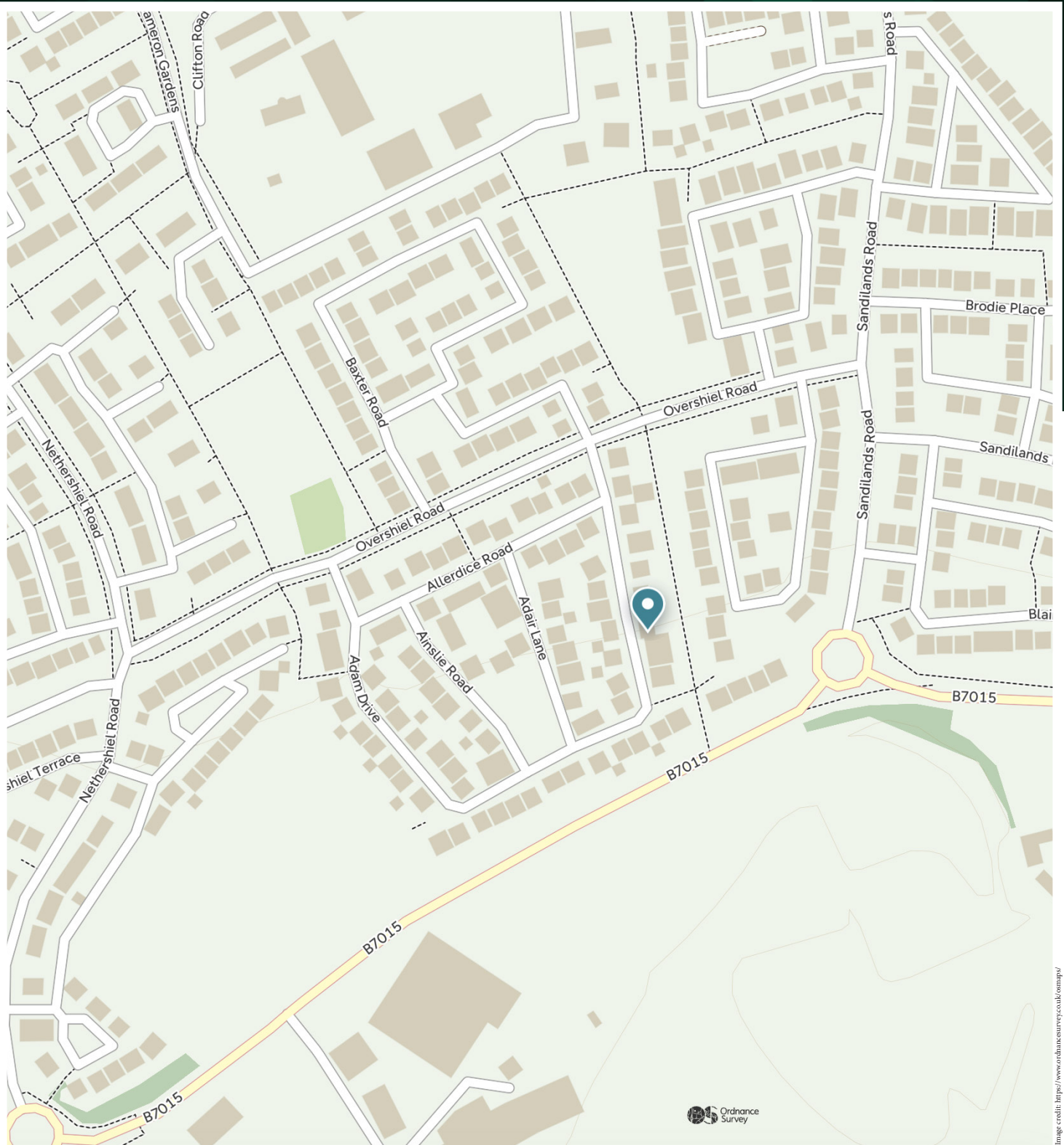


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