

# 61 Rowan Place

CALDERWOOD, LIVINGSTON, EH53 0HQ



*Superb four-bedroom detached family home in excellent internal order and has been finished to an exceptional standard*



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McEwan Fraser is delighted to present this superb four-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. Further benefits include gas central heating, double glazing, a huge garden room, off-street parking and a large garage.

# THE LIVING ROOM



Internally the accommodation comprises of a large living room with ample space for various furniture configurations, and a formal dining room to the front which could also be used as a fifth/ guest bedroom.



# THE DINING ROOM



# THE KITCHEN



The dining kitchen has doors to the rear garden. The kitchen has ample floor and wall mounted units and integrated appliances. Completing the downstairs accommodation is a utility room, guest WC and access door to the garage.







The upstairs accommodation comprises of an impressive master bedroom with built-in wardrobes and an en-suite shower room.

# THE MASTER BEDROOM







The accommodation is completed by three further bedrooms, two with access to a Jack and Jill shower room. The principal bathroom which has a four-piece suite.

## BEDROOM 2 & 3



# THE JACK & JILL EN-SUITE





# BEDROOM 4





# THE BATHROOM





One of the best parts of this property is in the rear garden, there is a huge garden room which has electricity, skylight and is fully alarmed. This would make an excellent office/studio/workspace! Other benefits include; gas central heating, alarm system, large garage and off-street driveway parking for two cars.

# THE GARDEN

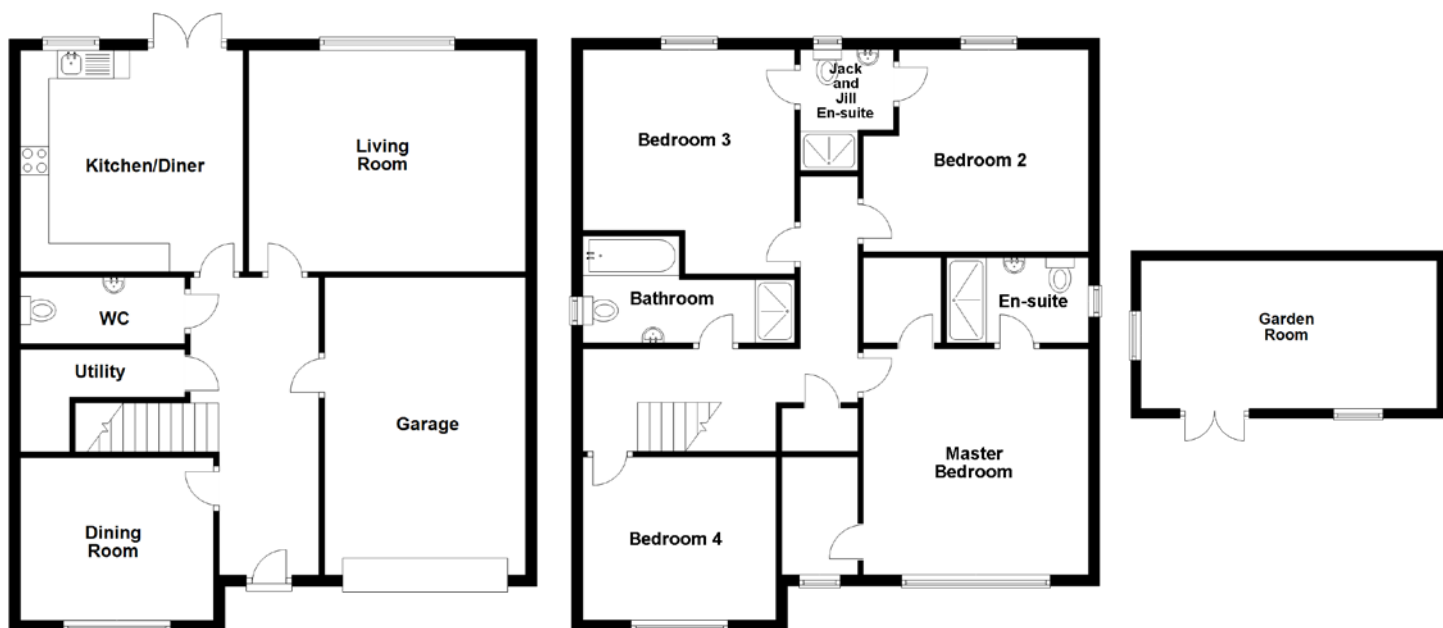








# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	4.89m (16'1") x 3.91m (12'10")
Dining Room	3.41m (11'2") x 2.88m (9'5")
Kitchen/Diner	3.93m (12'11") x 3.91m (12'10")
Utility	2.90m (9'6") x 1.80m (5'11")
WC	2.90m (9'6") x 1.17m (3'10")
Master Bedroom	3.97m (13') x 3.96m (13')
En-suite	2.50m (8'2") x 1.54m (5'1")

Bedroom 2	3.97m (13') x 3.51m (11'6")
Jack and Jill En-suite	2.14m (7') x 1.64m (5'5")
Bedroom 3	3.96m (13') x 3.58m (11'9")
Bedroom 4	3.42m (11'3") x 2.87m (9'5")
Bathroom	3.74m (12'3") x 1.92m (6'4")
Garden Room	6.00m (19'8") x 3.00m (9'10")
Garage	5.26m (17'3") x 3.55m (11'8")

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup>  
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 independant cafe with 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.



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