

9 Baxter Road

CALDERWOOD, EAST CALDER, WEST LoTHIAN, EH53 0QF



Stunning four-bed detached house with an open rear aspect and a west-facing rear garden



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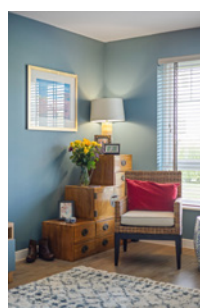
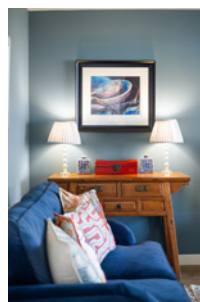


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McEwan Fraser is delighted to present this beautiful four-bedroom detached house to the market. The property was originally built by Ashberry Homes and benefits from a well-landscaped west-facing rear garden which has an open rear aspect. Internally, the house is presented in excellent condition and has been upgraded from the builder's original specifications. Buyers will benefit from the remainder of the NHBC structural warranty.

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 eclectic living room has a rich but calm colour scheme accented with sumptuous prints and textiles.

THE KITCHEN/DINER



Moving along the central hallway leads to the dining kitchen. 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 adjacent to the French doors that open into the rear garden.



A door from the kitchen leads directly into the garage, which doubles as a utility room. The owner has floored and decorated the garage to create a games room, but has retained the original garage door.

THE GARAGE

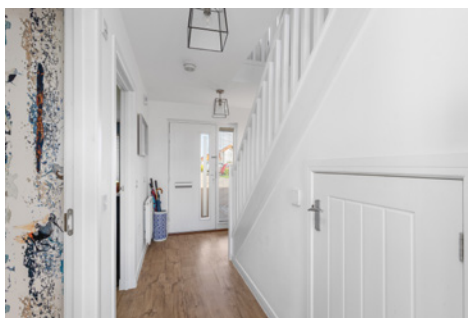
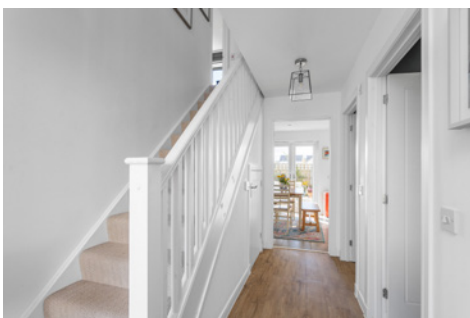


THE WC

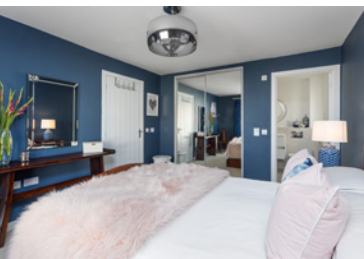


The ground floor features a WC adorned with striking wallpaper created by local Edinburgh artist Mairi Helena.

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. Bedrooms two, three, and four are further doubles. The bathroom is partially tiled, enjoys natural light, and includes a three-piece white suite with a shower over the bath.



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



BEDROOM 4

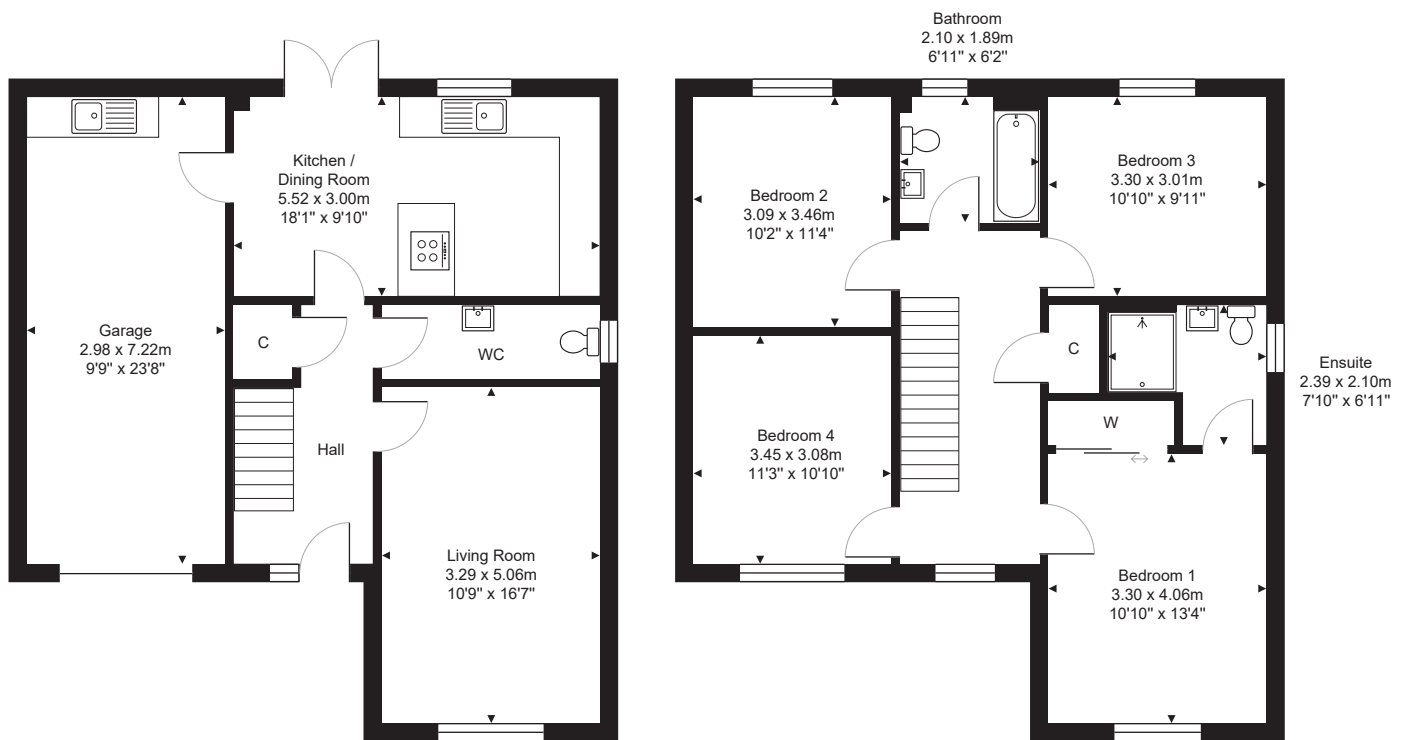


Externally, the front garden is laid to lawn, and there is a monoblock driveway with parking for up to three cars leading to the single integral garage with an EV charging point installed at the entrance to the garage. The generous rear has been well landscaped with a large patio for entertaining. The westerly rear aspect means the sun sets behind the house, making it the perfect spot to relax long into a summer evening.

EXTERNALS

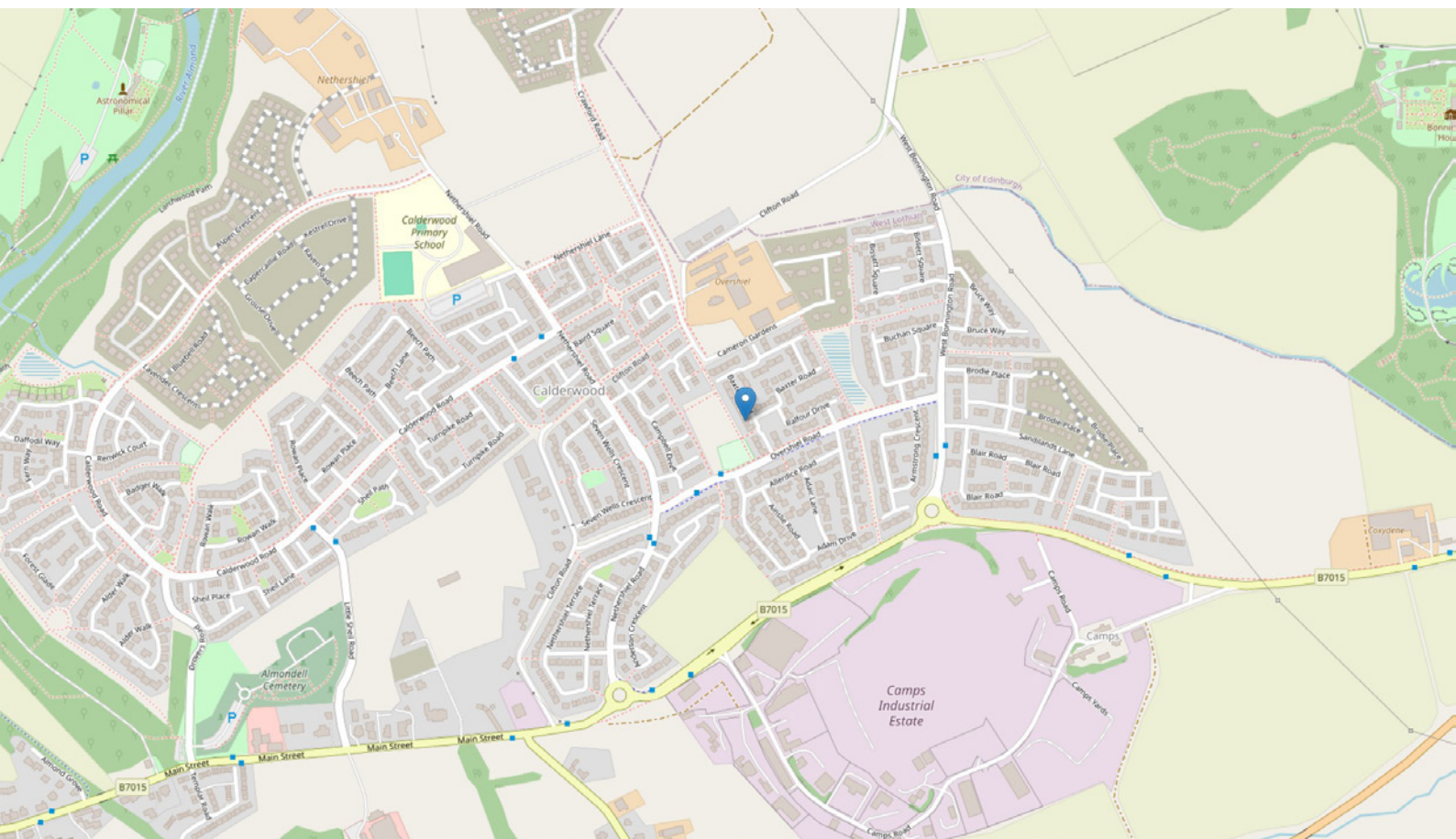


FLOOR PLAN & DIMENSIONS



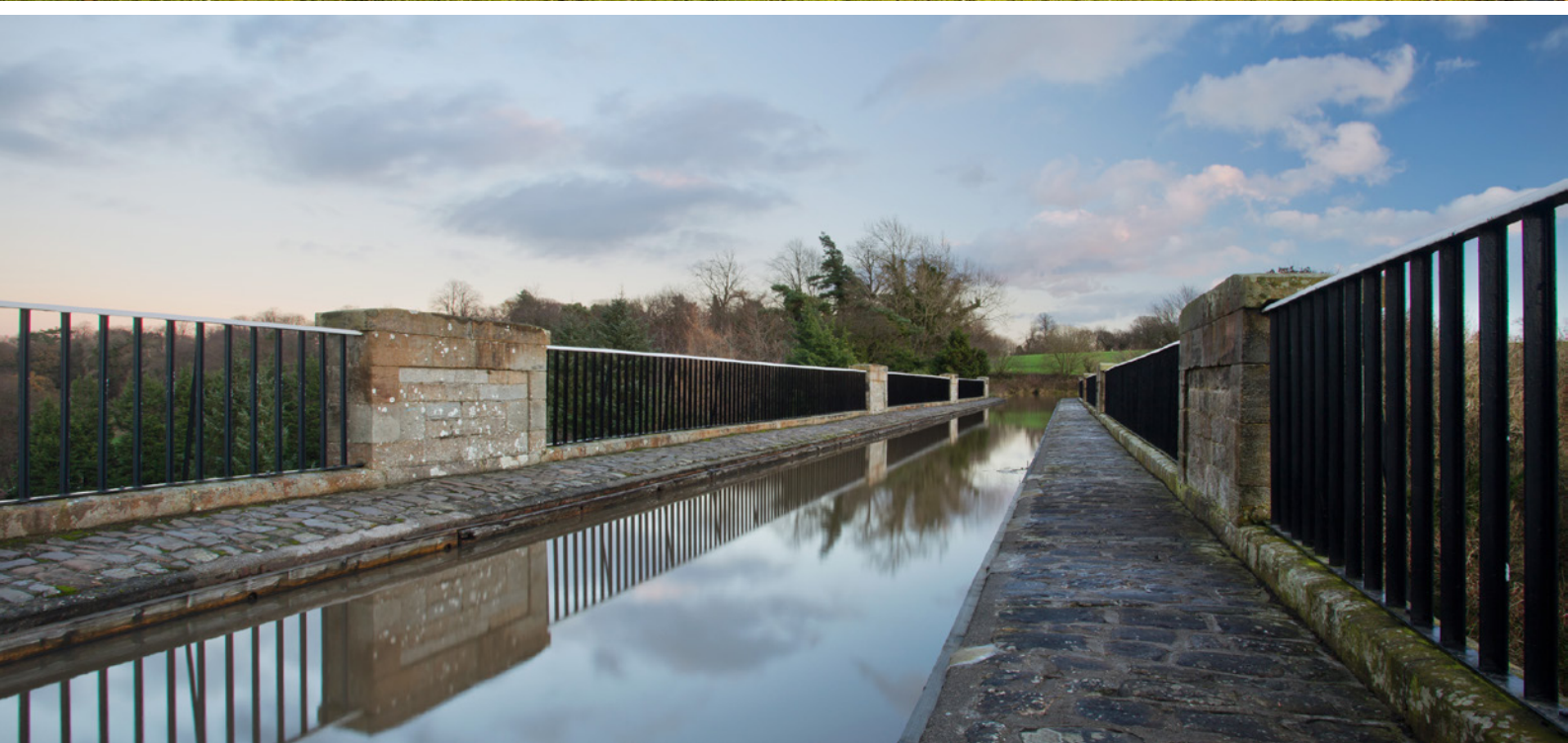
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 116m² | EPC Rating: B



THE LOCATION

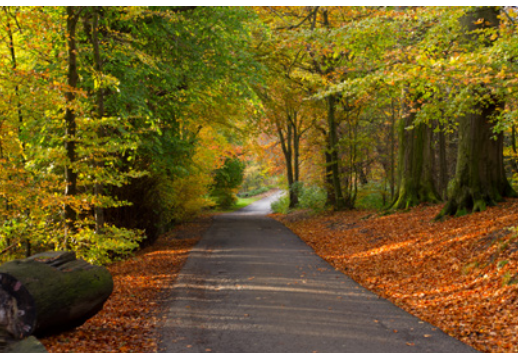
Calderwood, a picturesque neighbourhood on the eastern edge of Livingston, seamlessly blends modern living with natural beauty. Known for its lush green spaces, the area features scenic woodland trails and tranquil parks, perfect for outdoor enthusiasts who enjoy walking, cycling, and picnicking. Conveniently placed between Edinburgh and Livingston, Calderwood enjoys a charming, small-town ambience within easy reach of the capital. Nearby, EastCalder 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. Calderwood 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, Calderwood 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 (Kirknewton) 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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