



2 Alder Walk, Livingston, EH53 0FF

Description

Immaculately presented five bedroom modern detached villa located in the highly popular Calderwood development in East Calder, which forms part of an exclusive Charles Church development. The property occupies a generous plot with private gardens surrounding and southwest facing rear garden. The high-quality interior has been impeccably maintained by the present owners and the property is offered in true move-in condition. It benefits from gas central heating and double glazing.

The accommodation comprises:

- Welcoming entrance hall with staircase
- Downstairs WC with heated towel rail and pedestal wash basin
- Large open plan kitchen / dining / living room; the kitchen area is fitted with a range of modern gloss white units with laminate worktops and a range of high end integrated appliances including gas hob with extractor hood, microwave and electric fan oven
- Separate utility room with storage units, worktops with inset sink, washing machine and tumble dryer
- Generous front facing sitting room with cornicing
- Large master bedroom with dressing room and en-suite luxurious bathroom
- Spacious front and rear facing double bedrooms with Jack and Jill shower room
- Two further good sized double bedrooms
- Modern family bathroom
- Landing with two storage cupboards and hatch with Ramsay ladder to the loft which provides excellent storage



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

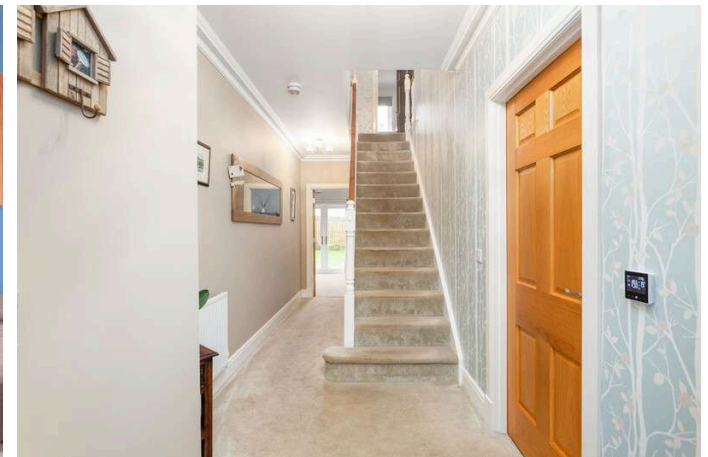


EPC RATING
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Outside and Gardens

The rear garden is generally south west facing and mostly laid to lawn, with a decked patio and is enclosed by fencing. The summer house has a bar area and power and lighting and is included in the sale. There is a monoblocked driveway to the front with space for two cars. The front garden is mostly laid to lawn.

Location

East Calder is a thriving commuter town which has undergone a transformation in recent years with a lot of upmarket residential development. It is located between Edinburgh and Livingston within West Lothian. Local amenities include two Scotmid stores, Tesco Express, post office/convenience store, cafe, hair stylists, nursery, takeaways, car wash, library, doctors' surgery, dentist, two lawn bowling greens, a pharmacy, a garden centre, sports centre and the well known Almondell & Calderwood Country Park. From a commuting perspective, the A71 bypasses the town to the south and offers quick access to Livingston and Edinburgh. East Calder is served by a number of bus services including First Scotland East's route 27/28, which connect the town to Livingston, Bathgate and Edinburgh. E&M Horsburgh's Route 40 connects the town to Ratho and the Edinburgh Royal Infirmary. The nearest train station is located at Kirknewton. East Calder has two primary schools, East Calder Primary School and St Paul's RC School. East Calder is in the catchment area for West Calder High School and St Margaret's Academy.

Extras

The fixed floor coverings, blinds, integrated kitchen appliances and white goods from the utility room are included in the sale.

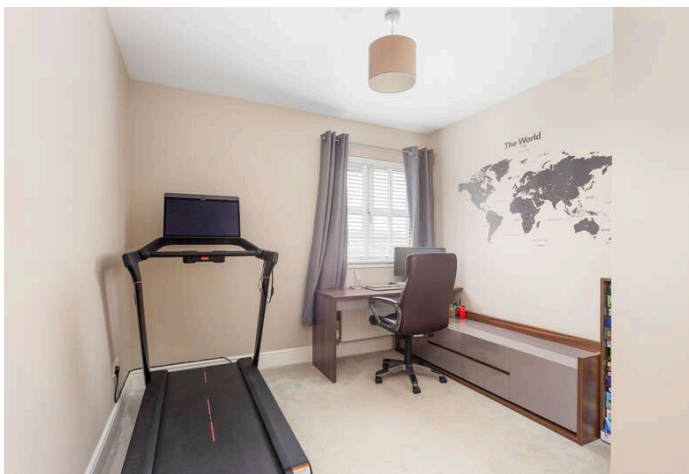
Council tax

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

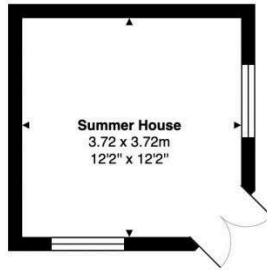






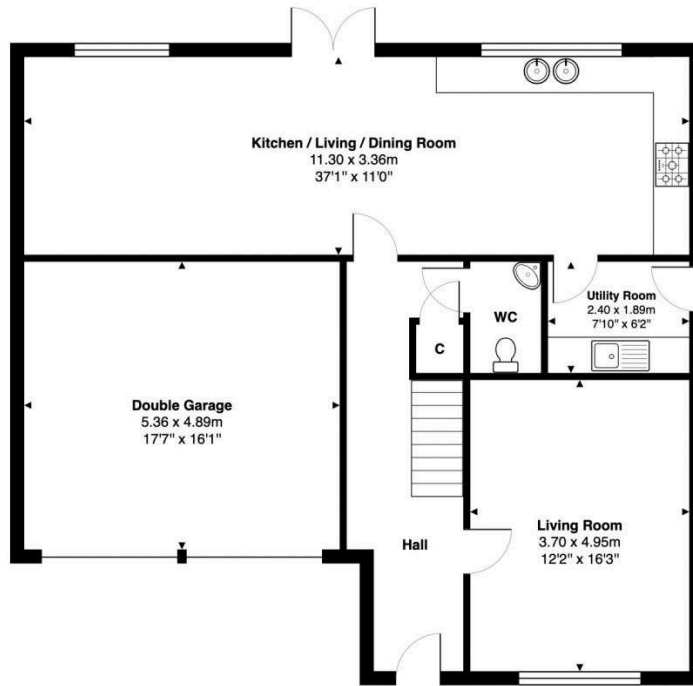






2 Alder Walk, Calderwood, East Calder, EH53 0FF
Total Area: 224.8 m² ... 2420 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

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