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27, ROWAN PLACE

EAST CALDER EH53 0HQ



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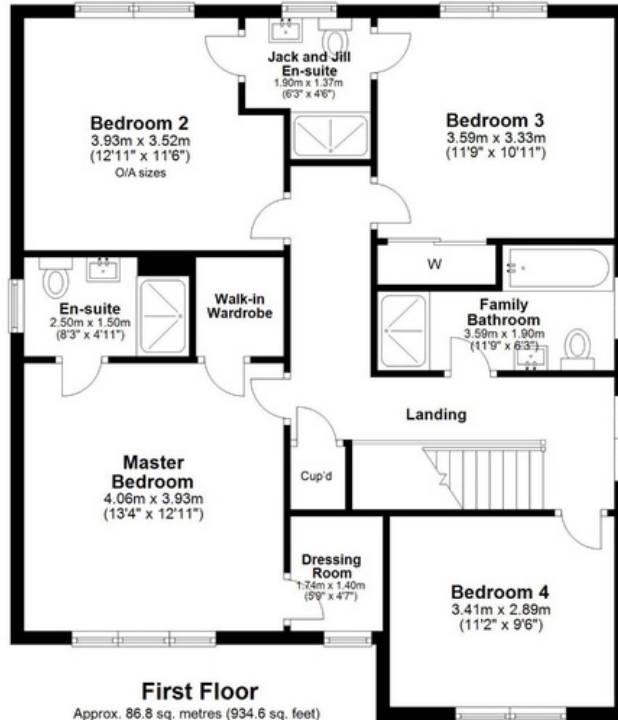


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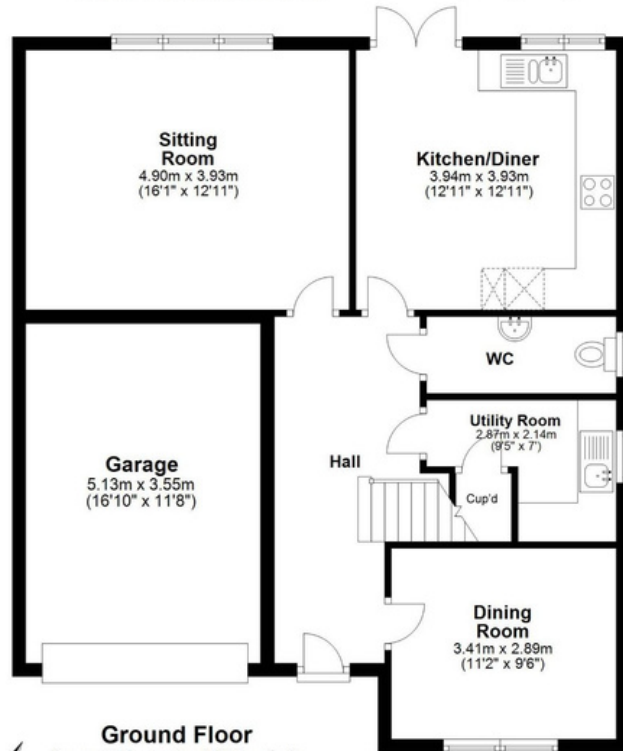


Nestled with-in a tranquil cul-de-sac in Calderwood development, this impressive four bedroom modern detached villa is presented to an impeccable standard throughout, striking the perfect blend of stylish interior design and functional family living. The front and rear gardens are beautifully maintained, while an integral garage and driveway provide off-street parking.

FLOORPLAN



First Floor
Approx. 86.8 sq. metres (934.6 sq. feet)



Ground Floor
Approx. 66.7 sq. metres (717.9 sq. feet)



Total Area: approx. 153.5 sq.metres (1652.5 sq. feet)

TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567
EMAIL PROPERTY@RALPHSAYER.COM
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The gable-front villa instantly conveys a warm and homely feel, which is enhanced as you step into the bright and spacious hall, where attractive timber effect flooring and warm neutral décor set a contemporary tone. Bathed in light from triple windows, the rear sitting room provides an elegant space for relaxing over looking the west facing garden, while the formal dining room lies to the front. Next door to the sitting is a dining kitchen, where patio doors lead directly onto the rear garden patio. Sleek white gloss cabinetry paired with wood effect worktops house a full complement of integrated appliances. Completing the ground floor is a convenient two-piece WC and a separate utility room with useful under-stair cupboard. Ascending to the first floor, a lavish master suite incorporates a dressing/powder room, a walk-in wardrobe and a pristine en-suite shower room. There are a further three excellent double bedrooms, of which two share a stylish Jack and Jill ensuite shower room and finally, there is a generous four piece family bathroom, with separate double shower enclosure. Gas central heating and double glazing ensure a comfortable home all year round.

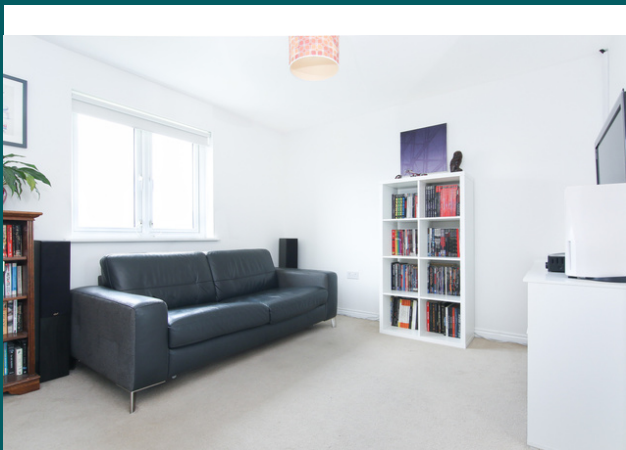


SPACIOUS KITCHEN DINER



MASTER BEDROOM









EAST CALDER

East Calder is a popular village in West Lothian, sitting close to the River Almond. The village offers excellent local amenities, including a post office, pharmacy, library and medical centre. Linked closely to its larger neighbour Livingston, which offers more extensive shopping and entertainment facilities at the Almondvale Centre. The nearby Almondell & Calder Wood Country Park offers outdoor leisure pursuits, along with the nearby Pentlands Regional Park. With a number of golf courses on your door step, including the Dalmahoy Hotel & Country Club. East Calder has its two Primary Schools, with secondary education found in Livingston.

Good transport links are provided with train stations at Kirknewton (3miles) and Livingston South (2.3miles), the M8 offers fast links to Edinburgh or Glasgow and other major road networks, including the Forth Road Bridge and Edinburgh International Airport.

The Calderwood development, has introduced a community hub with cafe, play parks and a new primary school.





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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.