










Offers Over

**£310,000**

## 3 Agnew Drive

Calderwood | East Calder | EH53 OPT

Quietly situated in the modern development of Calderwood in East Calder, is this immaculately presented, four bed, linked detached family home. Conveniently located close to local amenities, transport links schooling and green spaces, this property is sure to have a wide appeal and early viewing is highly recommended.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms plus WC
-  Private front & rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band - F



## Description

In true move in condition, the accommodation is well proportioned and laid out over two levels. A front path leads you to the property and you enter into a welcoming hallway with a window to the side providing natural light, 2 storage cupboards and a handy WC. The bright and spacious living room has a box bay window which overlooks the front garden. Completing downstairs is a sleek and modern dining kitchen which offers a fantastic space for cooking and socialising, with a range of cabinets with co-ordinated worktops, appliances, a built-in storage cupboard and French doors leading out to the rear garden.

Moving upstairs the light and airy accommodation continues with a naturally lit landing with a storage cupboard. The principal bedroom has a double built in wardrobe and the added benefit of an en-suite shower room. There are three further bedrooms and a family bathroom with a shower over the bath.

The property further benefits from gas central heating, double glazing and solar panels.



## Extras

All fitted floor coverings and blinds plus the induction hob, electric oven and microwave, integrated fridge/freezer, dishwasher, washing machine and garden shed are to be included in the sale.

## Gardens & Garage

There is a well maintained front garden which is laid to lawn and there is a fully enclosed garden to the rear complete with astroturf and decking area, offering an ideal setting for outdoor dining and a safe space for children and pets to play, plus a shed with power and light, and an outside tap. There is an attached garage with power and light which can also be accessed via the rear garden. A long driveway provides off street parking and on street parking is also available.

## Factoring

The communal garden grounds are maintained by Calderwood Community Services Ltd with a monthly charge of approximately £20.

## Viewing

By appointment through Neilsons (0131 625 2222).

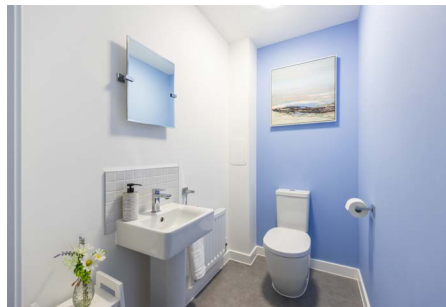






## Location

Agnew Drive forms part of the enviable modern Calderwood estate. It is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links vis bus services, nearby railway station and the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is closeby and offers a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including a multi-screen cinema together with many popular high street shops, restaurants and leisure facilities. Within the Calderwood estate itself is a popular café and play park together with reputable nursery and primary school with secondary schooling available in Livingston and West Calder.





Approx. Gross Internal Floor Area 107.15 Sq M / 1153 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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