










Offers Over

£400,000

14 Agnew Drive

East Calder | West Lothian | EH53 OPT

An excellent opportunity has arisen to purchase this delightful, beautifully presented 5 bedroom detached villa enjoys delightful private gardens, good size driveway and detached garage. Quietly positioned at the head of the street and forming part of the enviable Calderwood development, the property is conveniently positioned within walking distance to the local primary school and soon to be 'Village Square'.

-  5 Bedrooms
-  2 Public rooms
-  3 Bathrooms
-  Private Gardens
-  Driveway & Detached Garage
-  EPC Rating – B
-  Council Tax Band – G



Description

This substantial family home is offered to the market in true move-in condition and offers versatile living space with pleasant open aspect to the front. Enjoying a light and stylish interior, the accommodation comprises; welcoming entrance hallway with useful two piece WC apartment, with option to add a shower if desired. There is an elegant box-bay windowed lounge with French doors leading to the imposing 31' kitchen/dining/familyroom, providing a real hub for this fine home. Enjoying good natural light with windows overlooking the rear garden from the kitchen and family area with central French doors from the dining area leading to the rear garden. The integrated kitchen with breakfast bar, is fitted with a range of wall and base units with integrated fridge freezer and dishwasher, complementary worktops incorporating the 5-ring gas hob with hood above and separate eye level double oven. A useful utility room is located off with door leading to the side garden. Completing the downstairs accommodation is bedroom 5/home office. A carpeted staircase leads to the upper floor where all four sizeable double bedrooms are located together with the three piece family bathroom. The principal bedroom and bedroom 2 both benefit from en-suite shower rooms, both with mains showers and in addition, the principal bedroom further boasts double fitted wardrobes. A gas central heating system, double glazing and solar panels combine to create a year-round economical home.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in 5 ring gas hob, double oven and hood, integrated fridge freezer and dishwasher.

Gardens, driveway & garage

There are private gardens to the front and rear with a good sized driveway to the side with electric vehicle charger, with detached garage beyond with power and light. The enclosed rear garden is mainly laid to lawn with flower borders and offers a paved patio, ideal for outside dining.

Factors

Calderwood Property Services is the factor for the development to which a fee of approx. £21 is payable per monthly for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





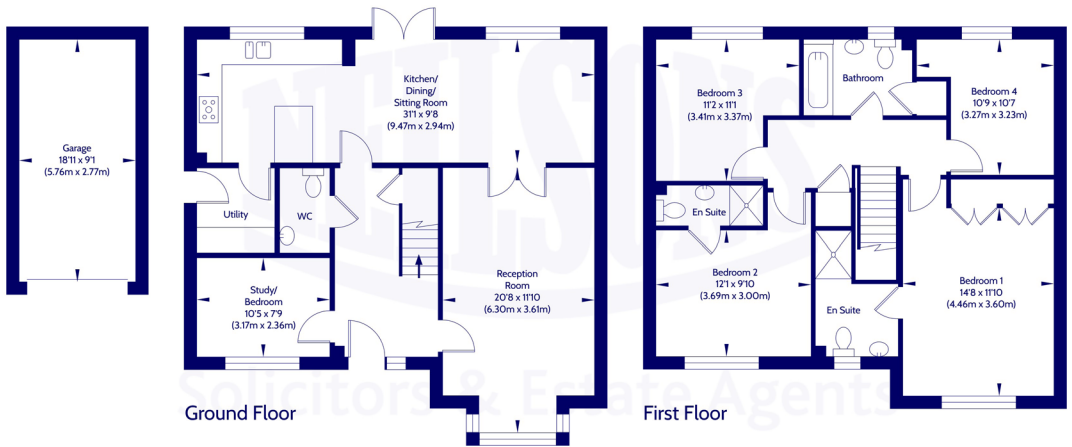
Location

Agnew Drive form 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 from bus services, nearby mainline railway station to the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is just a short walk away offering a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including multi-screen cinema, gym together with many popular restaurants, cafes and bars. Within the Calderwood estate itself is a popular café, the reputable Calderwood Primary school, which is just a short walk from the property with secondary schooling available in Livingstone and West Calder. It should be noted that the scheduled 'Village Square', which sits opposite the primary school, will offer a fantastic addition to the neighbourhood, with a variety of commercial premises typically seen in a town centre, and shall form the civic presence that you would expect in a neighbourhood hub. The location of the 'Village Square' is just a short walk from Agnew Drive, providing a fantastic location for all the family to enjoy.





Approx. Gross Internal Floor Area 151.17 Sq M / 1627 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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