










Offers Over
£420,000

14 Anderson Crescent

East Calder | West Lothian | EH53 OGY

An exceptional opportunity to own this stunning five-bedroom detached home, featuring a high-spec interior, private driveway, and a fully enclosed rear garden.

Located in an exclusive development in the highly sought-after West Lothian village of East Calder, this property is in immaculate, move-in condition. It offers thoughtfully designed, flexible, and stylish living spaces across two floors, making it the perfect family home.

-  5 Bedrooms
-  3 Public Rooms
-  3 Bathrooms Plus WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

Upon entering this impressive home, you are greeted by a welcoming hallway featuring a spacious cloak cupboard and staircase leading to the upper floor. To the front of the property is a formal reception room, bathed in natural light from dual aspect windows, showcasing modern decor that includes a striking feature panel wall. Adjacent to this is a second lounge area, also front-facing, with elegant double wooden doors that open into the expansive dining kitchen.

This beautifully designed kitchen is equipped with ample fitted wall and base units, a solid worktop, and integrated appliances. It includes a breakfast bar and a dedicated dining area with glazed doors that open directly to the private garden. At the far end of the kitchen, a convenient utility room is located, with a handy WC adjacent for ease of use. The principal bedroom is a true retreat, complete with a walk-in wardrobe and a luxurious en-suite shower room. The second bedroom is equally impressive, featuring two built-in wardrobes and an en-suite, offering both style and functionality. Two additional double bedrooms, one at the front and one at the rear, are both finished with soft carpeting; the rear bedroom also includes built-in wardrobes. A fifth bedroom, currently set up as a dressing room, would also make an ideal home office or nursery. The family bathroom is fully tiled and finished in a contemporary style, featuring a pristine white three-piece suite and a full-height chrome towel rail for added elegance.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Outside, the fully enclosed rear garden provides a delightful outdoor retreat, with a decked seating area, patio, and lawn for relaxing or entertaining. The property also includes a private driveway with space for two cars.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

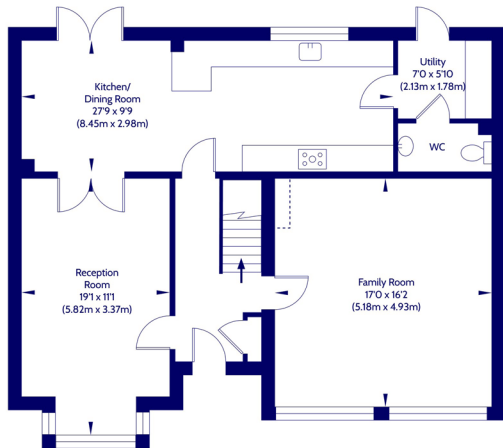
Anderson Crescent forms part of the enviable modern Calderwood estate. It is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links vis bus services, nearby railway station and the main motorway 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 Livingstone and West Calder.



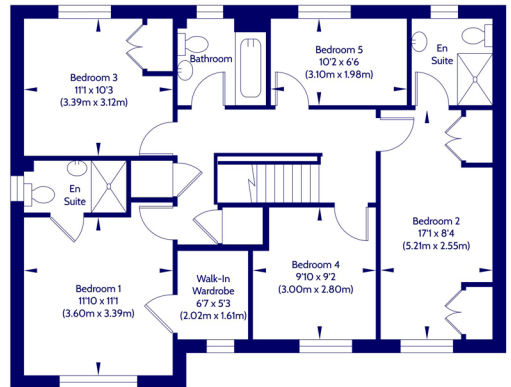


Approx. Gross Internal Floor Area 167.52 Sq M / 1803 Sq Ft.

Ground Floor



First Floor



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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