

**53 Snowdrop Path
East Calder EH53 0FN**

Offers over £435,000

- Superb 5 bed detached family home
- Entrance hallway with storage and WC
- Spacious lounge
- Large dining kitchen with French doors to garden
- Kitchen with breakfast bar
- Utility room
- 5 bedrooms with master en suite, bedroom 2 with shower room, 3 with fitted wardrobes
- Family bathroom
- Private rear and front gardens
- drive way with double garage

Council Tax Band: G

Tenure: Freehold

Monthly Service Charge: £43



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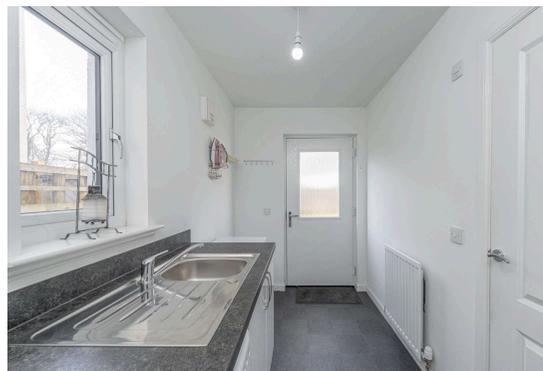
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EPC B



Detached

Blair Cadell are delighted to bring to this superb detached family home. Occupying a large plot with private rear gardens overlooking an established treeline is this immaculate and exceptionally spacious detached house. Offering bright, spacious family accommodation extending to 162m², the property was completed in 2018 and enjoys fresh neutral decoration throughout. With gas central heating and double glazed windows, the house forms part of the ever popular Calderwood development on the periphery of East Calder.

The accommodation includes an entrance hallway with cupboard and a WC with two piece white suite and window. The spacious lounge has a box bay window to the front. The true hub of the home is the large dining / family kitchen, an open plan room with two windows and French style doors leading out to the rear garden. The kitchen area is fitted with modern base and wall units with breakfast bar, Double oven, five ring gas hob, hood, fridge/freezer, dishwasher and wine cooler to remain. There is a utility room with space for washing machine and tumble drier and doors lead to the garage and rear garden. A carpeted staircase leads to a bright landing with window to front and storage cupboard. There are five good sized bedrooms, 3 with fitted wardrobes and the further freestanding wardrobes remain. The master bedroom has an en suite bathroom with bath and separate shower whilst bedroom two enjoys an en suite shower room with window. The family bathroom completes the accommodation with bath, separate shower and window. Externally there is a garden to the front, mainly laid to lawn and a lock block driveway leads to the double garage. To the rear is a large garden, fully enclosed and mainly laid to lawn. Early internal viewing of this superb family home is essential. Freestanding wardrobes (two wardrobes in two bedrooms) to be included. There is a factoring arrangement in place for the upkeep of common areas within the development and grass cutting of the front gardens of the properties. The current factor is Scottish Woodlands with a monthly payment of approximately £43.

The village of East Calder is situated approximately 2 miles from Livingston. There are ample local amenities including shops, a health centre and leisure centre with more comprehensive amenities available in Livingston. There are a good range of nursery and primary schools, whilst a High School is located in the neighbouring village of West Calder. The village is ideally situated for commuters in close proximity to the M8 and M9 motorway networks. The nearby towns of Livingston and West Calder provide a regular rail service to Edinburgh and Glasgow. There is also a train station at nearby Kirknewton which is a short drive away.

Viewing by appointment 0131 337 1800





Ground Floor



First Floor



Main area: Approx. 164.7 sq. metres (1773.0 sq. feet)
 Plus garage, approx. 26.0 sq. metres (280.2 sq. feet)
53 Snowdrop Path, Livingston



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