



GILSON GRAY

LAW • PROPERTY • FINANCE

THE CRICHTON - PLOT 115

19 Ben Vorlich Drive, East Calder



THE CRICHTON

A family home with room to grow

Four double bedrooms, two with en suite, plus a flexible fifth bedroom/study make The Crichton a family home with room to grow. The four larger bedrooms feature fitted wardrobes, and all rooms have access to a luxurious family bathroom. Downstairs, the spacious L-shaped entrance hall gives access to a separate formal lounge for cosier family evenings, while a large open plan studio-designed kitchen and family/dining room, connecting by bi-fold doors onto your outdoor patio and garden creates the perfect space for everyday family living. A downstairs cloakroom, ample storage, utility room and integral garage with private driveway caters for all practicalities.

Welcome home to The Crichton

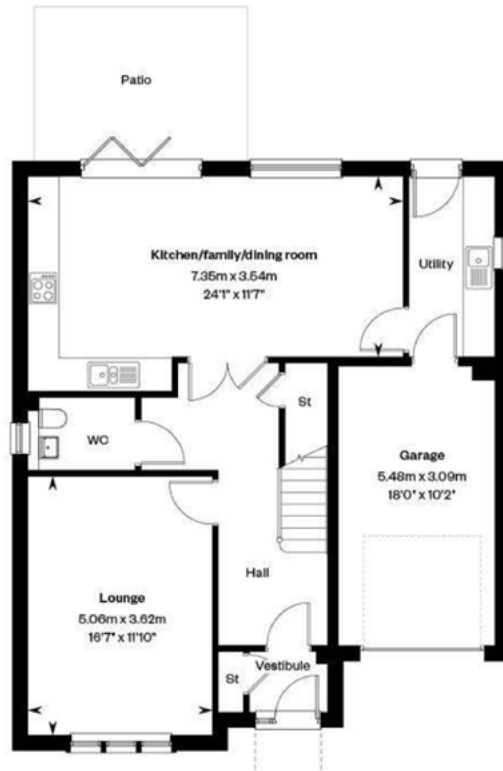
This four bed home features:

- Cala's high specification throughout, including German studio-designed kitchen with Siemens appliances included
- Just 2 miles away from Livingston and nearby Kirknewton Train Station offers excellent transport links to the Capital and beyond
- Excellent leisure and sports facilities and over 200 acres of green space nearby, walking distance to shops and eateries within East Calder
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service.
- Great schooling options - Families at Mansefield Lea benefit from a selection of highly regarded primary and secondary schools nearby.
- Tenure: Freehold
- Service Charge: £166.67 P/A
- Council Tax: Band G
- EPC Rating: B
- Property Type: Detached

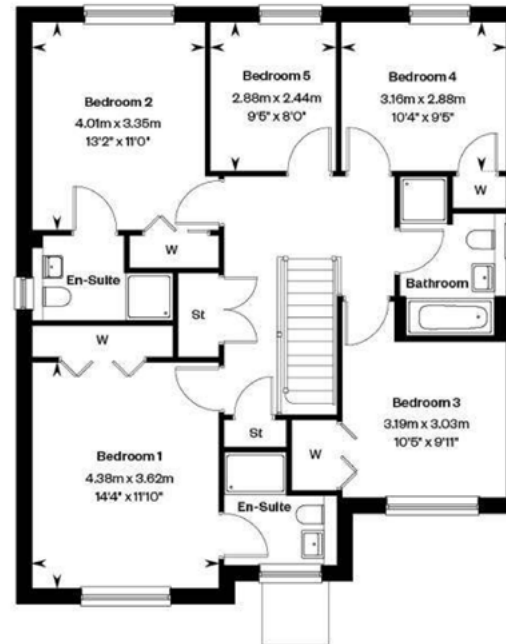
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GROUND FLOOR



FIRST FLOOR



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GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008

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