

20 Ben Macdui Drive, East Calder, EH53 0UY



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Description

Exquisitely designed 4 bed detached home benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail that the multi-award winning Cala Homes has become known for. This stunning home is a natural choice for a professional couple or growing family, and offers spacious and tastefully presented interior which comes with the added attraction of an integral garage and driveway.

Features

- Superb detached home set within exclusive development
- Sunny south-facing aspect
- High spec interior
- Sleek and stylish kitchen/dining room which comes complete with integrated appliances
- Main bedroom with en-suite, and an additional three bedrooms, guest with en-suite
- Enclosed garden to rear
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Integral garage and driveway for multiple vehicles

Extras

The fitted floor coverings, blinds, oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included.

Factor

The development is factored by Ross & Liddell for approx. £180 per annum alongwith £200 float. This includes maintenance of communal areas.



Location

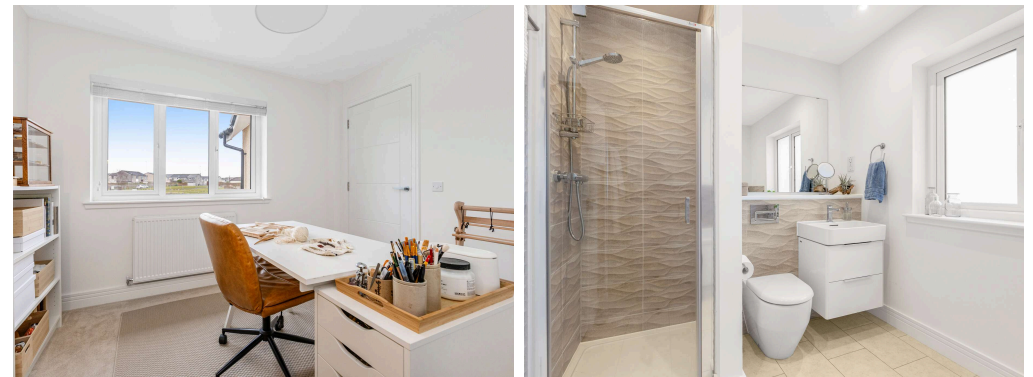
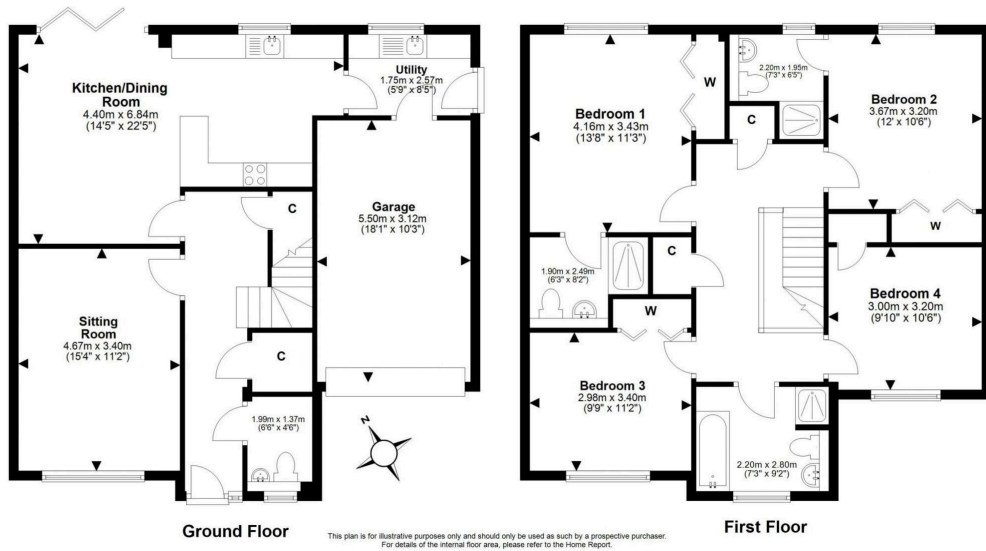
Mansefield Lea is located on the eastern edge of East Calder, a small established town just two miles east of Livingston. The town has all the amenities and facilities expected and is popular with commuters because of its close proximity to the A71 and M8/M9 for travel throughout the central belt. Rail services are available from the nearby Kirknewton station. Nearby Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with an extensive range of supermarkets. There is also an outstanding choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema and sports centres.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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