

SIMPSON & MARWICK



2 Anstruther Drive, East Calder, West Lothian, EH53 0PS



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EPC: B (89)

Council Tax - F

Spacious 4-bedroom detached home with sunny garden in East Calder.



- Detached family home
- Bright bay window lounge
- Open plan kitchen/diner
- Integrated kitchen appliances
- Utility room and WC
- Four double bedrooms
- Two en suites
- Sunny private rear garden
- Driveway parking
- Corner plot position



Set on a desirable corner plot, this well-presented detached family home offers generous accommodation across two levels, ideally suited to modern family living.

The ground floor comprises a welcoming entrance hallway with useful under-stair storage, a bright and spacious lounge enhanced by a bay window, and an impressive open plan kitchen/dining area complete with integrated double oven and grill, four-ring gas hob, extractor hood, and dishwasher, along with direct access to the rear garden via double patio doors. A separate utility room provides additional convenience with access to both the WC and the garden. The WC is fitted with a two-piece suite.

On the first floor, the landing includes a boiler cupboard and leads to four well-proportioned double bedrooms. The principal bedroom benefits from two built-in double wardrobes and a private en suite shower room. A second bedroom also enjoys en suite facilities, while the remaining bedrooms are served by a contemporary family bathroom complete with a three-piece suite and linen storage.

The attic is accessed via the landing and provides additional storage space.

Further benefits include double glazing, gas central heating, a private driveway, and a secure, sunny south-west facing rear garden featuring a patio area and vegetable patches. The property also enjoys side access and a lean-to shed, enhancing its practicality for everyday living.

Location

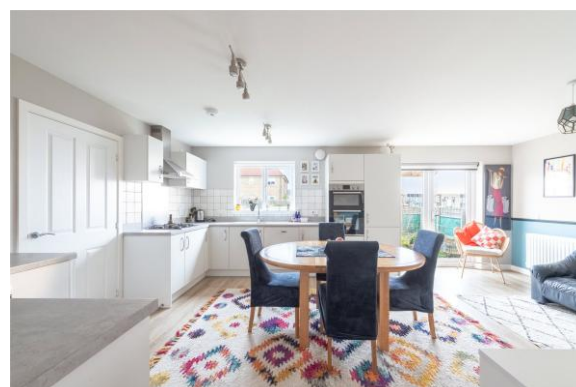
East Calder is a popular village in West Lothian, offering a blend of semi-rural charm and excellent connectivity. The area provides a range of local amenities including shops, schooling, and recreational facilities, while Livingston is nearby for a wider selection of retail and leisure options, including The Centre and Livingston Designer Outlet. Commuters benefit from easy access to the M8 motorway network, as well as nearby rail links providing regular services to Edinburgh and Glasgow.

Fixtures and Fittings

The bathroom cupboard, all integrated appliances and all blinds, curtains and light fittings will be included in the sale. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

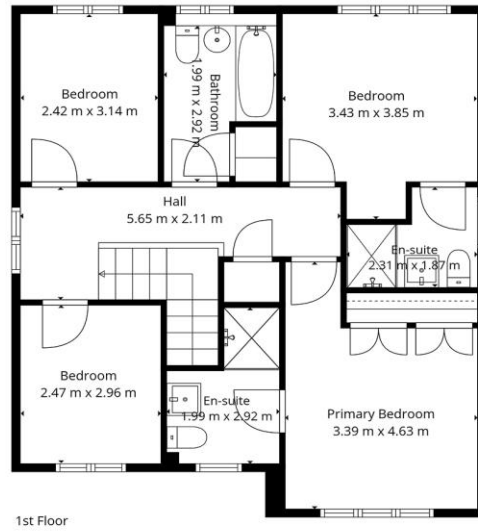
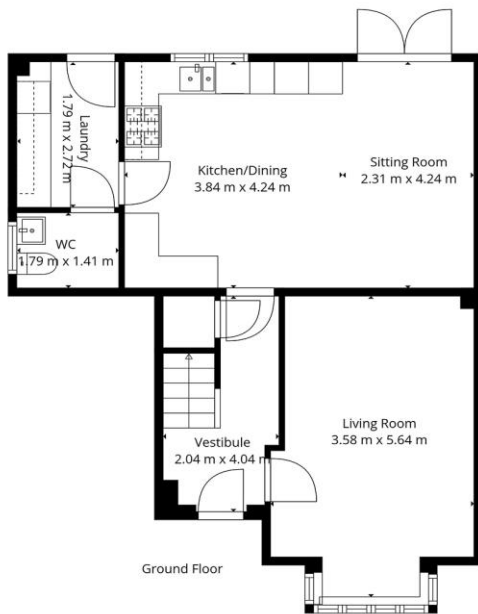


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Approx. Gross Internal Area:
1431.6 Sq Ft (133 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		