





THE DARROCH

The Darroch balances sociable and private living areas with ease.

A welcoming lounge sits at the front of the home, while the rear opens into a spacious open plan kitchen, dining and family area filled with natural light and garden views. A utility room adds everyday practicality.

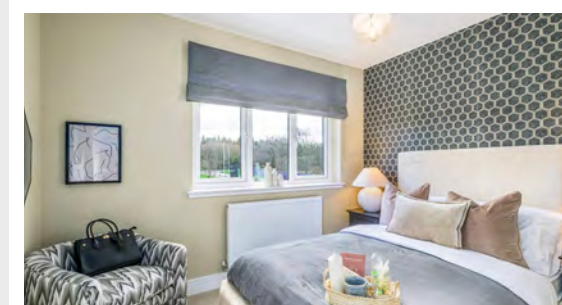
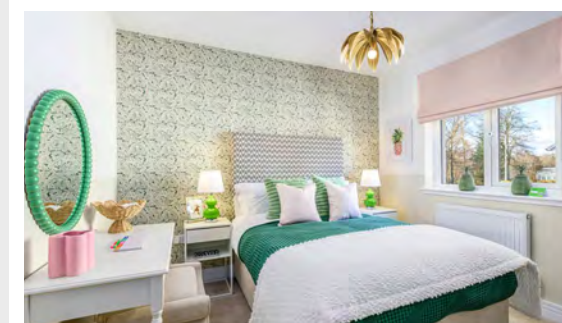
Upstairs, five bedrooms provide exceptional flexibility. Two include en suite facilities and bedrooms one and two benefit from fitted storage, allowing the home to evolve with the needs of growing families or those working from home.

Welcome home to *The Darroch*

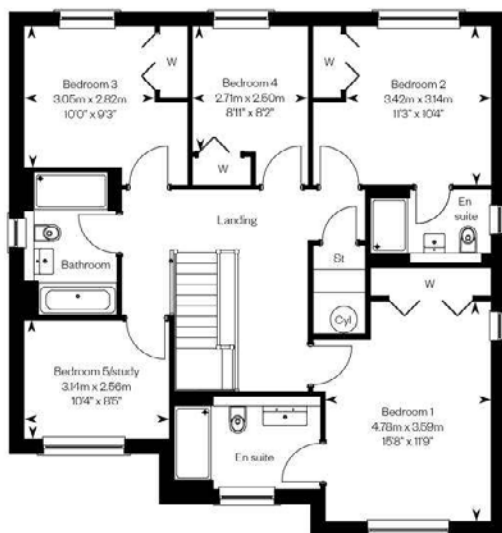
This 5 Bed Detached home features:

- 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.
- Service charge - £166.67
- Council Tax - G
- EPC Rating - B

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FIRST FLOOR



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EH39 4AG
01620 893 481

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DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

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