



Estate Agents and Solicitors

25 Rodger Road East Calder, Livingston, EH53 0GF

Light & Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Light and immaculately presented, this attractive three-bedroom semi-detached home enjoys a south-facing position. Set within a popular and growing residential development in East Calder, West Lothian, the property benefits from well-maintained gardens, an integrated garage and a driveway.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Tastefully finished throughout and ready to move in, featuring a stylish fitted kitchen, modern bathroom suites, and upgraded flooring. In addition, there is gas central heating, solar panels, double glazing, and good storage provision including a loft and the powered garage.

A double driveway is located at the front, while an enclosed rear garden includes a lawn and landscaped patios. With good transport links and close proximity to local schools, the development includes additional unrestricted parking and a network of paths and green spaces.

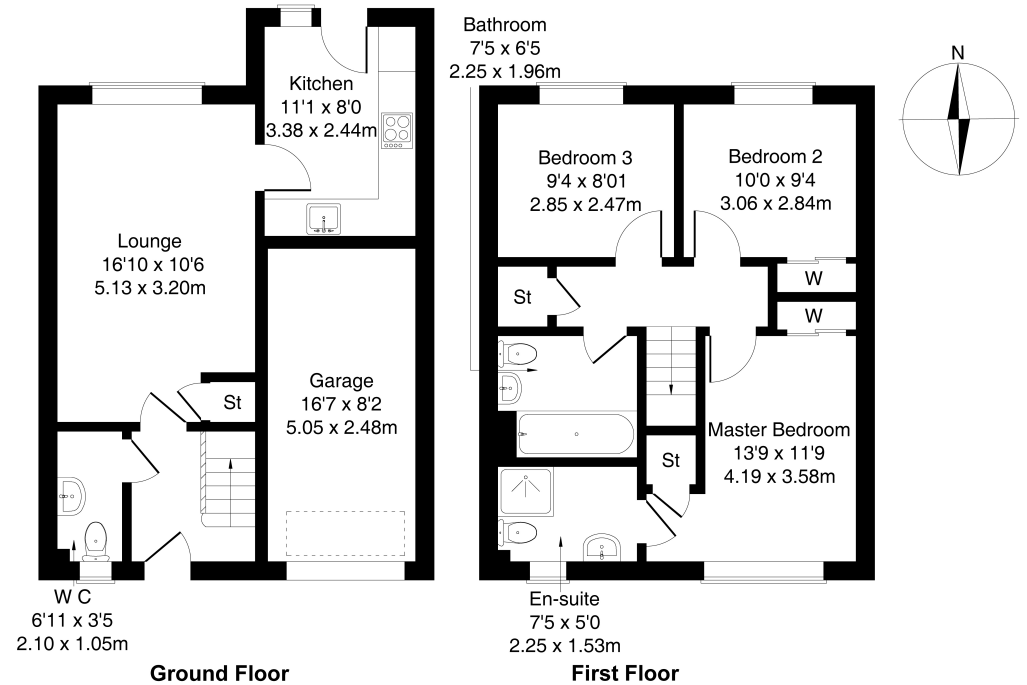
A welcoming entrance hall provides space for outerwear and gives access to a convenient WC, the staircase to the upper floor and the bright living room, which is set to the rear. Finished with light décor and carpeted flooring, the spacious living room offers ample room for both relaxing and dining, and a useful storage cupboard. Set off the living room, the stylish kitchen features modern fitted units, wood-effect worktops with matching upstands, and a sink with drainer. A range of integrated appliances includes a hob, oven, fridge/freezer and dishwasher, while a door provides direct access to the rear garden.

On the upper floor, the generous master bedroom is positioned to the front, enjoying a bright south-facing aspect. The room is finished with light décor and carpeted flooring, and benefits from a built-in wardrobe and a modern en-suite shower room. Two further well-proportioned bedrooms are set to the rear, both featuring carpeted flooring, with bedroom two also benefiting from a built-in wardrobe. Completing the accommodation, the modern family bathroom is fitted with a three-piece suite, including a shower over the bath, tiled splash walls and wood-effect flooring.



25 Rodger Road, East Calder, Livingston EH53 0GF

Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

East Calder is a small, well-established town forming part of a cluster of residential communities to the south-east of Livingston. Popular with commuters due to its convenient access to the A71 and M8 and M9 motorways, the town provides easy travel across the central belt and a full range of local amenities. Rail services are available, with a cycle path right outside the property connecting directly to Kirknewton Train Station. Residents also enjoy a variety of sports and leisure opportunities, with walking and cycling routes, parks, woodlands, swimming pools, golf courses,

libraries, multi-screen cinemas and sports centres all close at hand. Located a short walk from the property, there are two primary schools, East Calder Primary & St Paul's Primary, ideal for young families. The nearby town of Livingston, the largest in West Lothian, provides extensive shopping and leisure facilities, including The Centre and Livingston Designer Outlet, as well as a wide selection of local shops and supermarkets.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.