



37 Blair Road
EAST CALDER | EH53 0TU


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Beautifully presented throughout, this exceptional five-bedroom detached villa on Blair Road in East Calder offers an outstanding opportunity for modern family living in a highly sought-after residential location.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious living room, ideal for relaxing or entertaining guests. To the rear, the impressive open plan kitchen and dining area forms the heart of the home, featuring a stylish contemporary kitchen with ample worktop space, a range of floor and wall mounted units, integrated appliances and generous dining space with direct access to the garden. A separate utility room provides additional storage and laundry facilities, while a convenient ground floor WC enhances everyday practicality.

Upstairs, the generous principal bedroom benefits from a modern en-suite shower room. Bedrooms two and three are connected by a stylish Jack and Jill en-suite, making them ideal for family living, while two further well-proportioned bedrooms offer flexibility for guests, children or home working. A contemporary family bathroom, with shower over bath, completes the upper accommodation.

Externally, the property continues to impress with an extended driveway providing ample off-street parking, in addition to a garage for further storage or vehicle space. The beautifully landscaped rear garden has been carefully designed to create a fantastic outdoor retreat, featuring a shed, charming summerhouse and pavilion, offering a variety of spaces for relaxing, entertaining and enjoying outdoor living throughout the year.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Five bedroom detached house over two levels
- Move in condition
- Extended driveway and garage
- Professionally landscaped rear garden with summerhouse
- Open plan kitchen/dining, with direct access to private rear garden
- Separate utility room, complete with pantry
- Primary bedroom with en-suite
- Further Jack and Jill en-suite for bedrooms two and three
- Electric car charging point

All fixtures, fittings, blinds, curtain poles and integrated appliances will be included in the sale, along with all garden structures.

The security cameras and alarm system will remain but a separate maintenance and service contract, if required, will need to be negotiated with the alarm company. Access to the cameras can be provided by the alarm company.

Please note the light fittings in dining room and four of the five bedrooms will be removed and replaced.

Energy Rating B, Council Tax Band G.

Fees payable to factor, Calderwood, approx. £325 per year.



The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools and a sports complex, and is only 15 minutes from Edinburgh Airport. A new grocery shop is nearby and nearing completion. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing access to the main motorway network. Livingston is close by and has an excellent range of shopping facilities which include Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.





