



Solicitors & Estate Agents



Offers Over

£350,000

1 Almond Grove

East Calder | West Lothian | EH53 OHG

An excellent opportunity has arisen to purchase this seldom available and substantial detached house, occupying a sizeable corner plot with extensive garden grounds, a multi-vehicle driveway and double integral garage. Forming part of a mature and private development of only six executive style properties, quietly positioned on the periphery of Almond Dell Country Park.

-  4 Bedrooms
-  3 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & Double Garage
-  EPC Rating – D
-  Council Tax Band - F



Description

The property would now benefit from modernisation and upgrading, offering an exciting opportunity for buyers seeking a unique and generously proportioned home in an excellent location, with considerable scope to create a home tailored to their own individual requirements and style. The well proportioned and flexible accommodation comprises a welcoming entrance hallway with a large understair cupboard and useful two piece WC. A generous front facing reception room features a brick fireplace housing a gas fire, while the formal dining room enjoys a pleasant outlook to the rear and provides access to both the spacious conservatory and kitchen. The bright conservatory offers a lovely outlook over the rear garden, with French doors providing direct access to the garden, together with a further door leading to the integral double garage, which benefits from power and light. The dual aspect kitchen is fitted with a range of wall and base mounted units, incorporating a built in electric hob and oven, with additional appliances included in the sale. Further direct access to the garden is provided from the kitchen. A carpeted staircase leads from the hallway to the upper landing, which benefits from useful storage provisions, including an attic, and access to a private balcony. There are four well proportioned double bedrooms, with the principal bedroom enjoying a dual aspect and access to an en-suite shower room. Completing the accommodation is the family bathroom, comprising a three piece suite. Further benefits include gas central heating, double glazing and a security alarm system. Externally, the extensive gardens, generous driveway and double integral garage further enhance this distinctive and versatile family home.



This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in hob and oven, fridge freezer and washing machine.

Externally

The property enjoys a sizeable garden plot with wraparound gardens, extensive driveway and a double garage with power and light.

Viewing

By appointment through Neilsons on 0131 625 2222.





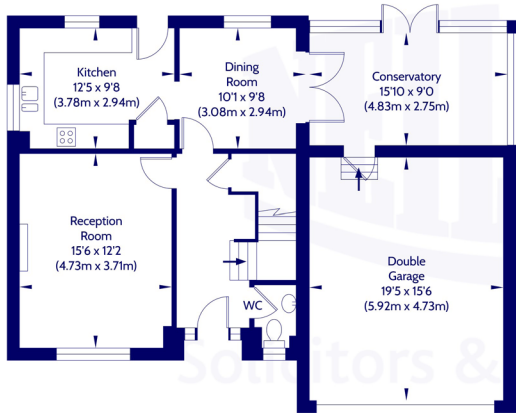
Location

Almond Grove is a small select established development off Main Street, enjoying a peaceful leafy setting yet conveniently positioned close to excellent shopping facilities together with super commuting links from bus services, nearby mainline railway station to the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. The delightful open space of The Almondell & Calderwood Country park is just a short walk away offering a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including multi-screen cinema, gym together with many popular restaurants, cafes and bars. Within East Calder itself are popular cafés together with reputable nurseries and primary schools with secondary schooling available in Livingston and West Calder.

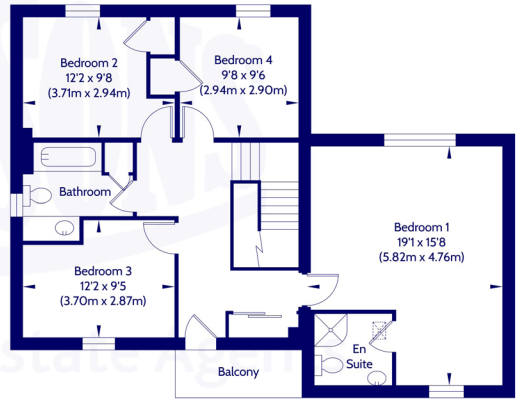




Approx. Gross Internal Floor Area 150 Sq M / 1611 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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