



21 Brodie Place
EAST CALDER | EH53 0TY


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Situated within the popular Calderwood development in East Calder, this attractive three-bedroom semi-detached house offers bright, well-proportioned accommodation and excellent outdoor space.

The property comprises a welcoming entrance hallway leading to a spacious and bright living room, which provides ample space for a dining table and features French doors opening onto the rear garden. The modern kitchen offers generous worktop space along with a good range of floor and wall-mounted units. A convenient WC completes the ground floor. Upstairs are three generous bedrooms and the main bathroom, which is fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a driveway to the side, front garden and a fully enclosed rear garden. The rear garden features a patio area, artificial lawn and chipped area, providing a low-maintenance outdoor space ideal for relaxing and entertaining.

- Three bedroom semi detached house
- Set within the modern Calderwood development
- Drive way for off street parking
- Fully enclosed rear garden
- Double glazing
- Gas central heating

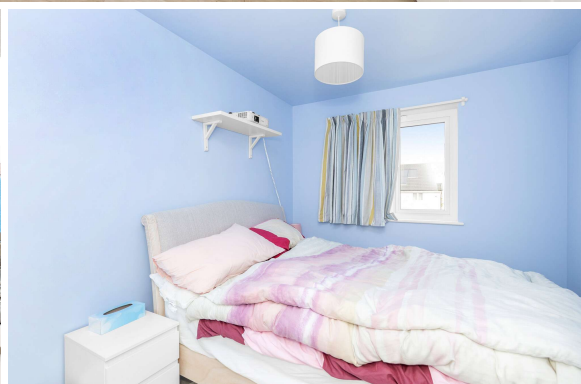
Council tax D. Energy Rating B
Factor - approx £350 per year

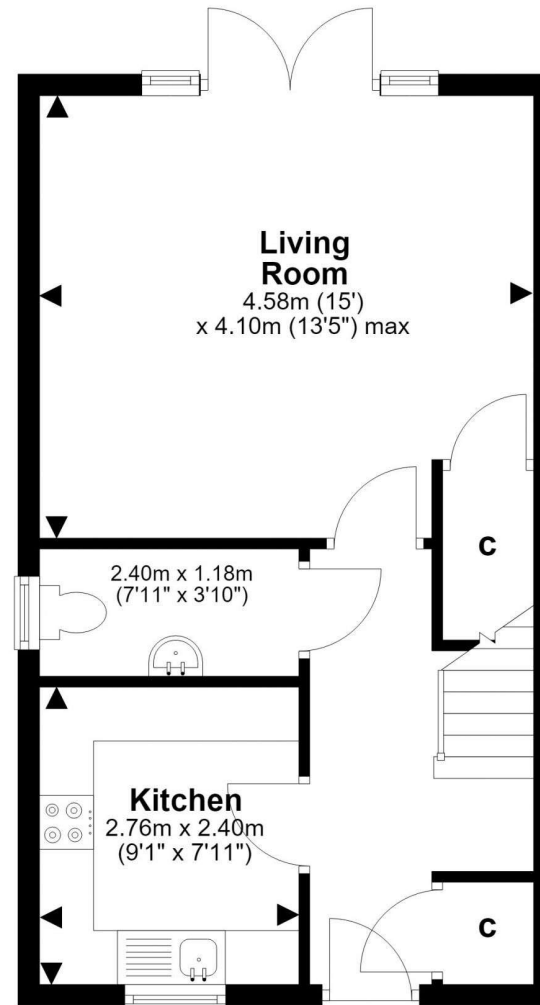
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



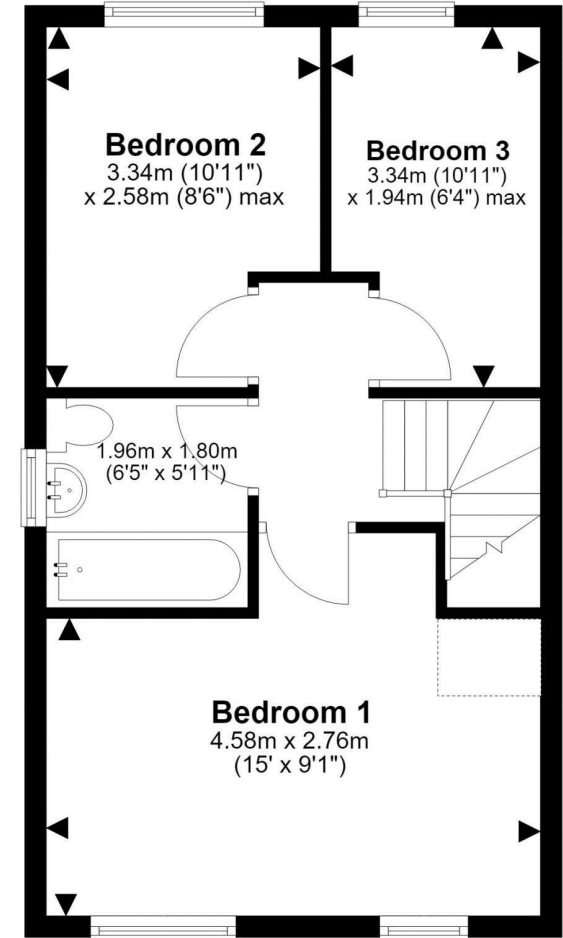
All fixtures, fittings, integrated kitchen appliances, TV/stand, all furniture (excluding mattress), & garden shed will be included in the sale. Curtains in living room & kitchen are also included. The house number sign is not included in the sale.

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. 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





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.