



2 Templar Road,
East Calder, EH53 0FU



Superb Modern Detached villa with driveway & enclosed rear garden

 3 Bed  2 Bath  1 Reception

A superb modern detached villa with driveway and enclosed south west facing private rear garden, which is situated in popular and established residential area. The property is well presented throughout and provides bright and well proportioned family accommodation over two floors and in brief comprises; welcoming hall with cloakroom/WC; sitting room; stylish modern fitted kitchen/ dining room with doors giving direct access to enclosed rear garden; utility room with door to the side of the property; principal bedroom with modern en-suite shower room with window: two further well proportioned bedrooms and family bathroom with shower. To the front of the property there is an easily maintained garden and to the rear there is an enclosed south west facing garden, which is ideal for entertaining. A driveway provides off street parking and there is also residents parking. The property benefits from gas central heating, double glazing and good storage.

Features

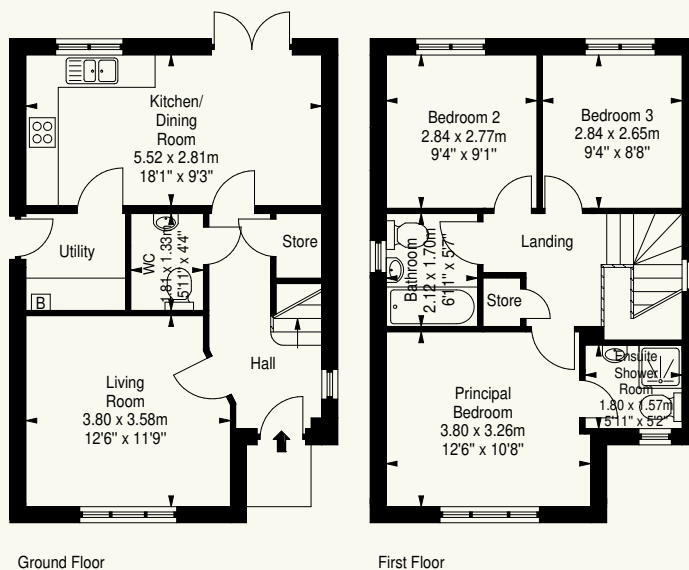
- Hall
- Cloakroom/WC
- Sitting room
- Separate modern fitted kitchen/ dining room with direct access to the enclosed rear garden
- Utility room with door to the side of the property
- Principal bedroom with modern en-suite shower room and window
- Two further well proportioned bedrooms
- Family bathroom with shower
- Gas central heating
- Double glazing
- Easily maintained front garden
- Fully enclosed south west facing rear garden
- Driveway
- Residents parking
- EPC Rating B

Offers Over £285,000

Templar Road,
East Calder,
Livingston,
West Lothian, EH53 0FU



Approx. Gross Internal Area
87.70 Sq M - 944 Sq Ft
For identification only. Not to scale.
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East Calder is an attractive, semi rural village located just off the A71 approximately 2 miles from Livingston and 10 miles from Edinburgh. With good road links and a nearby train station at Kirknewton offering services to both Edinburgh and Glasgow it is an ideal location for commuters to either city. Whilst the village itself plays host to a number of independent shops, a Tesco,

Scotmid & a number of cafes, restaurants and bars, both neighbouring Mid Calder and Livingston offer a further extensive range of shops and services. Leisure options include a local gym and sports centre and for those who enjoy the outdoors the wonderful open spaces and leafy banks of the Almondell and Calderwood Country Park are just a few minutes from the property.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items.