



Solicitors & Estate Agents



Offers Over

£300,000

8 Blair Road

East Calder | West Lothian | EH53 OTU

An exceptionally appealing three-bedroom detached villa, set within an impressive modern development in the popular village of East Calder. Thoughtfully designed and immaculately presented throughout, the property offers well-proportioned accommodation, modern finishes and excellent outdoor space, making it an ideal family home.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The property is welcomed by a spacious hallway, finished with carpet and offering useful storage, together with a convenient WC. The bright and well-proportioned rear-facing reception room provides an excellent space for both everyday family life and entertaining. The room benefits from modern décor, carpeted flooring, useful storage and glazed doors opening directly onto the rear garden, creating a pleasant connection between the internal and external spaces. There is ample room for both lounge and dining furniture. The contemporary fitted kitchen is finished with a stylish range of sleek wall and base units, providing excellent storage and preparation space, with a full range of integrated appliances. A rear door provides convenient access to the garden. The principal bedroom is a generous rear-facing double bedroom, finished with carpet and benefiting from a modern en-suite comprising a two-piece white suite and tiled shower cubicle with thermostatic shower. Bedroom two is a well-proportioned front-facing double bedroom, finished with carpet and neutral décor, while bedroom three is another good-sized rear-facing double bedroom, also benefiting from carpeted flooring. Completing the accommodation is a modern bathroom comprising a three-piece white suite, with contemporary tiling to the splash areas.



The common areas of the development are upkept by Calderwood Services with an approx. charge of £28pcm.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Please note seller will be removing selected light fittings, and these will be replaced prior to sale.

Gardens, Garage & Driveway

Externally, the property benefits from a private driveway with EV charging point, together with a garage. The enclosed rear garden has been thoughtfully landscaped and includes two areas of artificial turf and a resin patio area, providing an attractive and low-maintenance outdoor space for relaxing and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





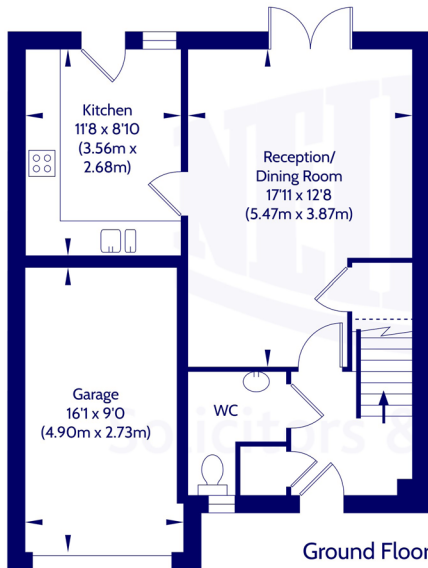
Location

Blair Road forms part of the modern and popular Calderwood development, ideally positioned within the established West Lothian village of East Calder. The area offers a good range of everyday amenities, with local shopping facilities close by, while excellent commuting links are available via regular bus services, nearby railway stations and the main motorway network, providing convenient access to Edinburgh, Glasgow and beyond. The surrounding area offers a wealth of opportunities for outdoor recreation, with Almondell & Calderwood Country Park close by, providing extensive open spaces and a variety of leisure and walking routes. Livingston is also within easy reach and provides an excellent selection of shopping and leisure facilities, including a multi-screen cinema, high street retailers, restaurants and recreational amenities. Within the Calderwood development itself, residents benefit from a popular café and play park, together with nursery and primary schooling. Secondary schooling is available within Livingston and West Calder, making the location particularly well suited to families.

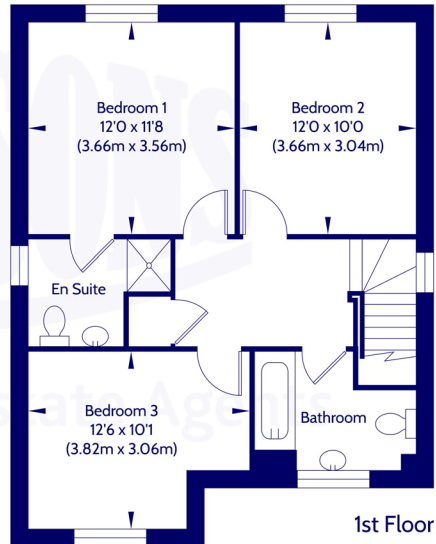




Approx. Gross Internal Floor Area 95 Sq M / 1026 Sq Ft.



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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