



An exceptionally spacious six-bedroom detached villa, occupying a generous south-facing plot backing directly onto Almondell and Calderwood Country Park, with impressive open views, high ceilings and high-quality finishes throughout.

 6 Bed

 3 Bath

 2 Reception

An extremely impressive six-bedroom detached family home, enviably positioned on a generous plot within a quiet cul-de-sac in the popular and sought-after Calderwood development. The property enjoys a particularly attractive setting, with its beautifully landscaped, south-facing rear garden backing directly onto the country park, offering impressive open views and a high degree of privacy. Immaculately presented and significantly upgraded by the current owners, the property is in true walk-in condition. Unusually high ceilings for a modern home, quality oak internal doors and finishes throughout create a wonderful sense of space and quality. Recent improvements include the installation of a luxurious family bathroom and contemporary en-suite shower room. Offering exceptionally flexible and spacious family accommodation over two floors, the property comprises; On the ground floor, a welcoming entrance hall with excellent storage and internal access to the integral double garage. A beautifully presented sitting room with a new fireplace. A truly stunning 11-metre open-plan kitchen/dining/family room flooded with natural light, featuring modern fitted kitchen units, integrated appliances and breakfast bar. Patio doors provide direct access to the rear garden, creating a wonderful connection between indoor and outdoor living. A useful utility room provides additional storage and access to the side of the property. A downstairs cloakroom/WC complete the ground floor. On the first floor, the generous principal double bedroom benefits from a newly fitted stylish en-suite shower room. There are five further well-proportioned bedrooms, two benefit from a Jack and Jill shower room. A newly fitted luxury family bathroom, featuring a contemporary suite, separate shower completes the accommodation. The property benefits from gas central heating, double glazing, excellent storage and high-quality fitted carpets throughout. One of the property's standout features is its generous, fully enclosed south-facing rear garden, which backs directly onto Almondell and Calderwood Country Park, enjoying impressive open views and a high degree of privacy. Designed for family life and entertaining, the garden is predominantly laid to lawn, with decked areas and a superb outdoor kitchen, providing a fantastic setting for outdoor dining. A spacious separate garden room/games room, complete with power and light, provides additional flexible space. To the front is an easily maintained garden and a large driveway providing off-street parking for multiple vehicles. This leads to the integral double garage, which benefits from power, light, excellent storage or secure parking. Early viewing is highly recommended.

Features

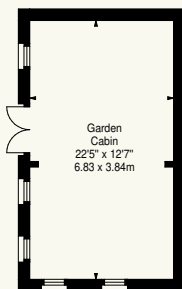
- Exceptionally spacious, six-bedroom detached family home
- Generous south-facing plot backing directly onto Almondell and Calderwood Country Park
- Impressive open views and a high degree of privacy
- Unusually high ceilings and quality oak internal doors and finishes
- Welcoming entrance hall with excellent storage and internal garage access
- Beautifully presented separate sitting room with new fireplace
- 11-metre open-plan kitchen, dining and family room with direct garden access
- Modern fitted kitchen with integrated appliances and breakfast bar
- Utility room with access to the side of the property
- Downstairs cloakroom/WC
- Generous principal bedroom with dressing room and newly fitted en-suite shower room
- Five further well-proportioned bedrooms, two benefiting from a Jack and Jill shower room
- Newly fitted luxury family bathroom with separate shower
- Gas central heating, double glazing and high-quality fitted carpets
- Beautifully landscaped, fully enclosed south-facing rear garden
- Outdoor kitchen and decked entertaining areas
- Superb separate garden room/ games room with power and light
- Large driveway with off-street parking for multiple vehicles
- Integral double garage with power, light and internal access
- Residents' parking
- EPC Rating B

Offers Over £490,000

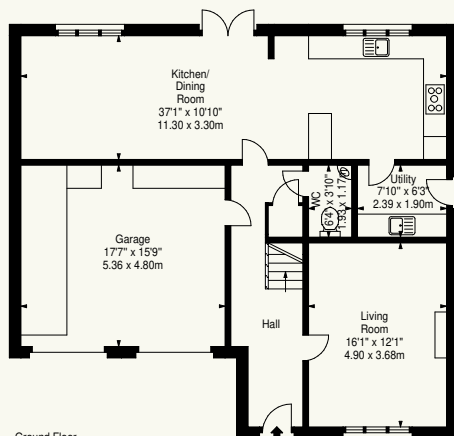
Alder Walk,
East Calder,
Livingston,
West Lothian, EH53 0FF



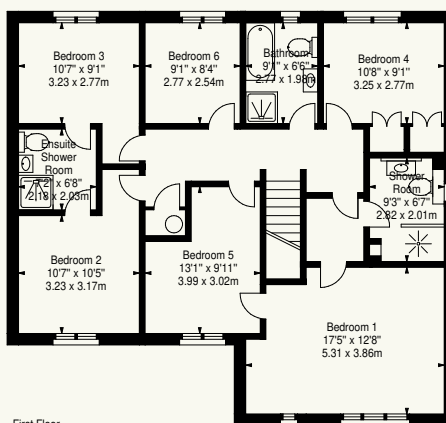
Approx. Gross Internal Area
1943 Sq Ft - 180.50 Sq M
Garage & Garden Cabin
Approx. Gross Internal Area
561 Sq Ft - 52.12 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor



East Calder is an attractive, semi-rural village located just off the A71, approximately two miles from Livingston and ten miles from Edinburgh. The property is particularly well positioned at the East Calder end of the popular Calderwood development, approximately a five-minute walk from East Calder Main Street, with its independent shops, local amenities, cafés and restaurants. The popular Calderwood Café is also just a short walk away. The surrounding area offers an excellent range of amenities, including Tesco, Scotmid, schools, leisure facilities and

local restaurants and bars, while neighbouring Mid Calder and Livingston provide an extensive selection of additional shops and services. With excellent road links and a nearby railway station at Kirknewton offering services to both Edinburgh and Glasgow, the location is ideal for commuters. For those who enjoy the outdoors, the property benefits from an exceptional position adjoining Almondell and Calderwood Country Park, with its beautiful woodland walks, open spaces and scenic surroundings practically on the doorstep.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.