

209 Main Street

EAST CALDER, LIVINGSTON, EH53 0EN



*A BEAUTIFULLY PRESENTED PERIOD HOME COMBINING
TRADITIONAL CHARACTER, CONTEMPORARY INTERIORS
AND A PRIVATE SOUTH-FACING GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this beautifully appointed two-bedroom period property, situated in the heart of the popular village of East Calder. Offering generous accommodation arranged over two levels, the property has been thoughtfully reconfigured and extensively upgraded, successfully combining traditional character with stylish contemporary finishes. Presented in exceptional internal condition, the property also benefits from a private south-facing garden and allocated parking.

The accommodation begins with an attractive entrance hallway, where period detailing immediately establishes the character and quality throughout the property.

The impressive living room is particularly appealing, with generous proportions, elegant décor, and a range of attractive period features. A fireplace provides a striking focal point, while the room offers ample space for a variety of furniture arrangements, creating a comfortable and inviting setting for relaxing or entertaining.







At the rear of the property, the beautifully appointed open-plan dining kitchen is flooded with natural light and offers an excellent space for cooking and entertaining. The kitchen features a stylish range of fitted units, solid wooden worktops, a traditional Belfast sink, and ample space for a dining table and chairs. Patio doors open directly onto the south-facing garden, creating a natural connection between the indoor and outdoor spaces. A separate laundry room, conveniently positioned off the kitchen, provides valuable additional practicality.

The Property



One of the property's most distinctive features is the traditional staircase, with an intricately detailed balustrade that adds an elegant architectural touch and leads to the upper level.



The principal bedroom is a wonderfully spacious double room. Dual-aspect windows let natural light flood the room, enhancing its generous proportions and creating a bright, peaceful retreat. The second bedroom is ideal as a child's bedroom, guest accommodation, or home office.







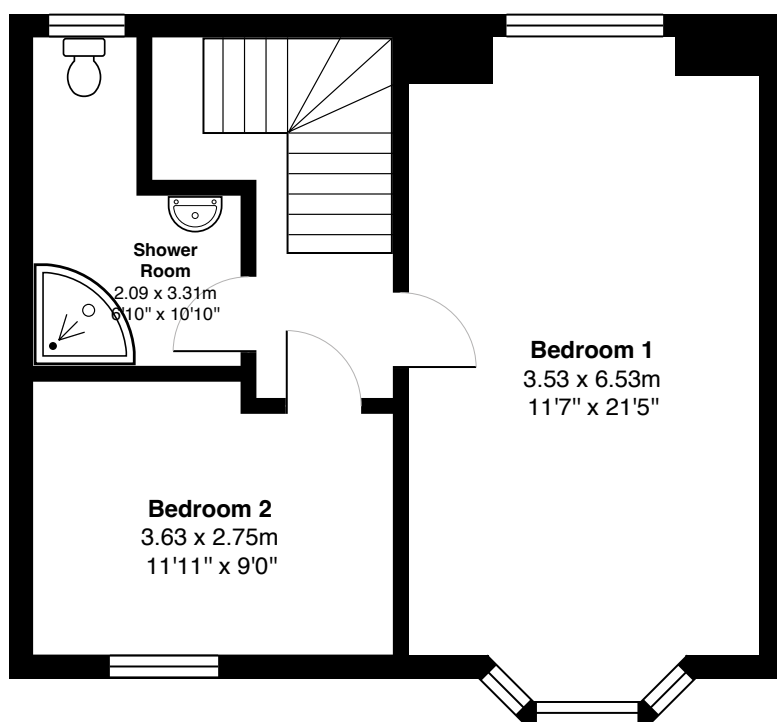
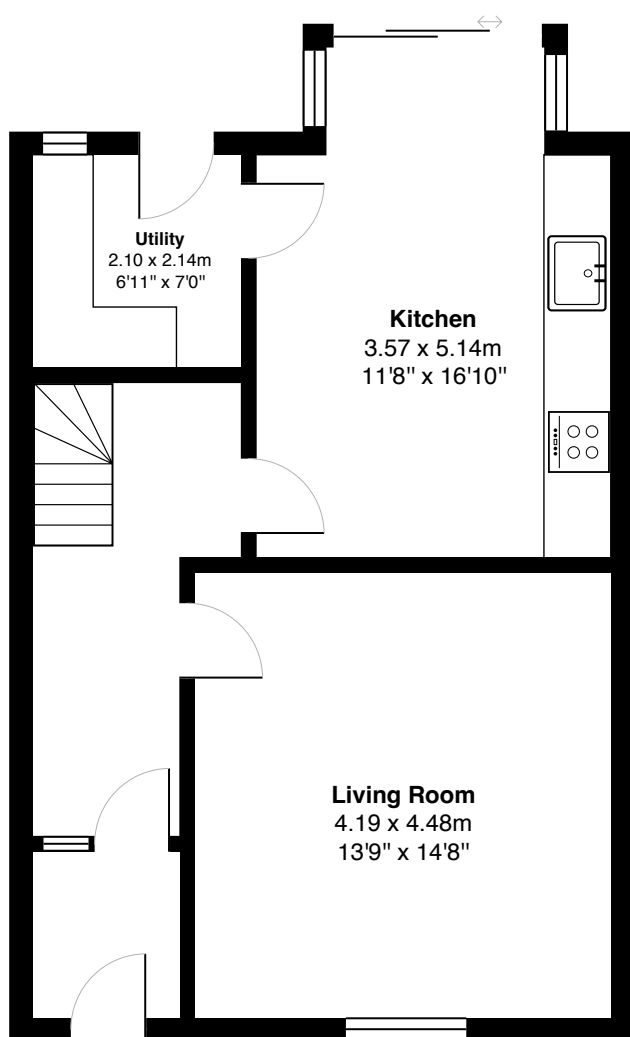
Bedroom 2





The contemporary shower room features a modern three-piece suite comprising a shower enclosure, wash hand basin and WC.





Gross internal floor area (m²): 91m²

EPC Rating: D



Externally, the property enjoys a private, enclosed south-facing garden, providing an attractive outdoor space that benefits from sunshine throughout much of the day. Finished in monoblock for ease of maintenance, the garden offers ample space for outdoor furniture and alfresco dining.

The property also benefits from allocated parking, a valuable convenience in this central village location.

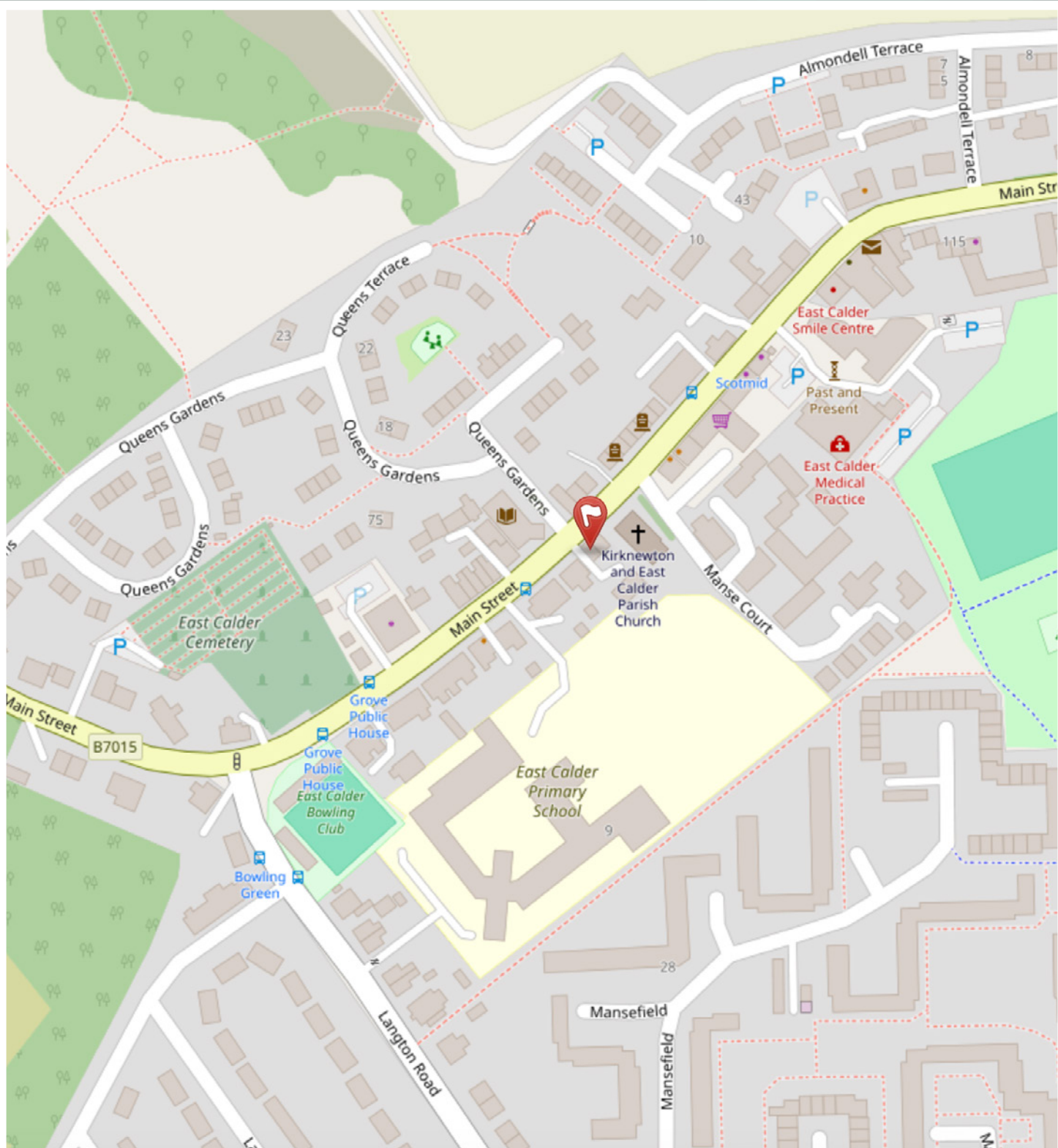
Combining the charm and character of a traditional property with the comfort and practicality of a beautifully finished modern home, this is a particularly appealing opportunity for buyers seeking something a little different in the heart of East Calder.

The Property



East Calder is a popular, well-established West Lothian village combining traditional charm, recreation and convenient access to Edinburgh. Main Street offers shops and services, and the village has a welcoming community atmosphere and quieter pace of life. Outdoor leisure is an attraction: the surrounding countryside has walking, running and cycling routes linking neighbouring communities and green spaces.

Almondell and Calderwood Country Park offers woodland walks, riverside trails, picnic areas and nature. Sports and community facilities include Xcite sports centre for fitness and indoor sports, football pitches, bowling clubs and community sports groups; the Dave King Partnership Centre on Main Street houses the library and community facilities with classes, clubs and activities. Several established golf courses are available across West Lothian. Livingston is a short drive away for The Centre and Designer Outlet shopping, restaurants, entertainment and leisure. Commuters benefit from the A71 to Edinburgh and Livingston, the wider motorway network and Edinburgh Airport, regular buses, and nearby railway stations serving Edinburgh and Glasgow. This mix of village amenities, recreation and accessibility appeals to buyers seeking countryside living with modern convenience.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Area Sales Manager



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MARK BRYCE
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