

DMD | SOLICITORS & ESTATE AGENTS

37 Forest Glade, Livingston, EH53 0FQ

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Immaculately presented and beautifully maintained, this impressive five-bedroom detached villa offers generous, versatile family accommodation within a highly sought-after pocket of the popular Calderwood development.

Occupying a generous plot with private gardens and a west-facing rear aspect, the property combines a stylish interior with excellent space for everyday living and entertaining. A separate sitting room provides a comfortable retreat, while the spacious open-plan kitchen, dining and living area forms the sociable heart of the home.

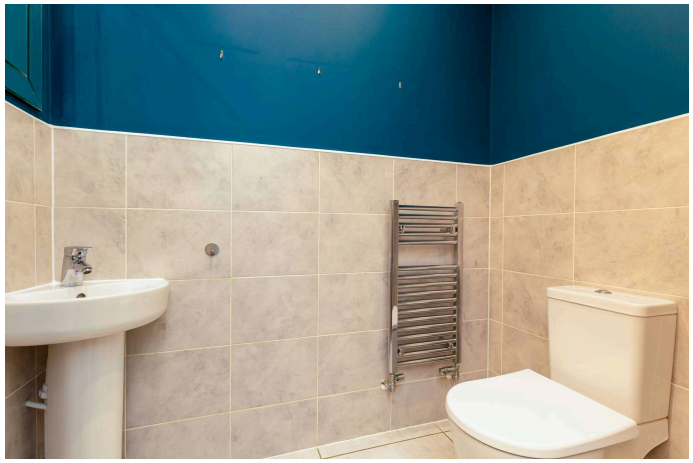
Five bedrooms, three bath/shower rooms and a dressing room serving the principal bedroom provide flexibility for growing families, visiting guests and home working. Presented in true move-in condition, the property further benefits from generous high ceilings, gas central heating, double glazing, double driveway, double garage and useful storage throughout.

The accommodation comprises:

- Welcoming entrance hall with staircase to the upper floor.
- Elegant front-facing sitting room with a decorative fireplace.
- Cloakroom with WC and pedestal wash basin.
- 11-metre open-plan kitchen, dining and living area, featuring modern duck-egg cabinetry, a walk-in larder cupboard and appliances including a Hotpoint induction hob, extractor hood, dishwasher, microwave, oven and larder fridge.
- Separate utility room with washing machine and freezer.
- Two spacious double bedrooms with built-in mirrored wardrobes and access to a shared Jack-and-Jill en-suite shower room.







VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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- Upper landing with a shelved storage cupboard and access to the partially-floored loft.
- Principal bedroom suite with a dedicated dressing room and en-suite shower room.
- Further bedroom with built-in wardrobes.
- Fifth bedroom, equally suited to use as a home office.
- Family bathroom with bath, shower, pedestal wash basin, WC and partially tiled walls.
- High ceilings, quality oak internal doors and finishes throughout
- Garden room with mains power, partial insulation, and carpeting - suitable as a playroom, teenagers' retreat, or workspace.

Outside and Gardens

The west-facing rear garden provides an inviting setting for afternoon and evening enjoyment. Designed for ease of maintenance, it features an artificial lawn, paved patios for outdoor dining and seating, and a summerhouse/garden room. The generous plot enhances the sense of space and complements the family accommodation within. There is a monoblocked double driveway to the front which leads to the double garage, which benefits from power/light, finished walls and ceiling, and provides excellent storage or secure parking.

Location

Calderwood is a popular residential development in East Calder, well placed for access to both Edinburgh and Livingston. The surrounding area offers a range of everyday amenities, including local shops, cafés, takeaways, healthcare facilities, a library and sports facilities, with a wider choice of shopping and leisure opportunities in Livingston.

The property sits three doors down from access to Almondell & Calderwood Country Park, offering woodland walks, riverside paths and ample space to enjoy the outdoors as well as a largely traffic-free walking/cycling route into East Calder village centre. The A71 provides convenient road connections towards Edinburgh and Livingston, while rail services are available from nearby Kirknewton station. Local primary and secondary schooling serves the area.

Extras

The fixed floor coverings, blinds, curtains, integrated kitchen appliances, wardrobe and chest of drawers in dressing room, and washing machine and freezer in the utility room are included in the sale.

Council Tax - Band G









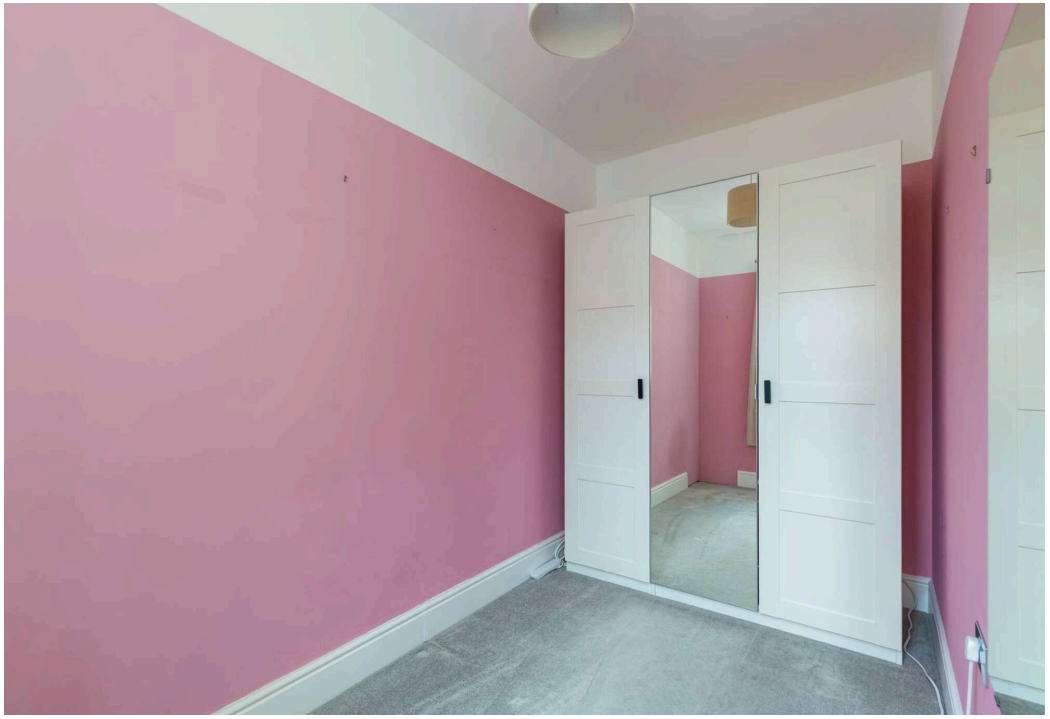


































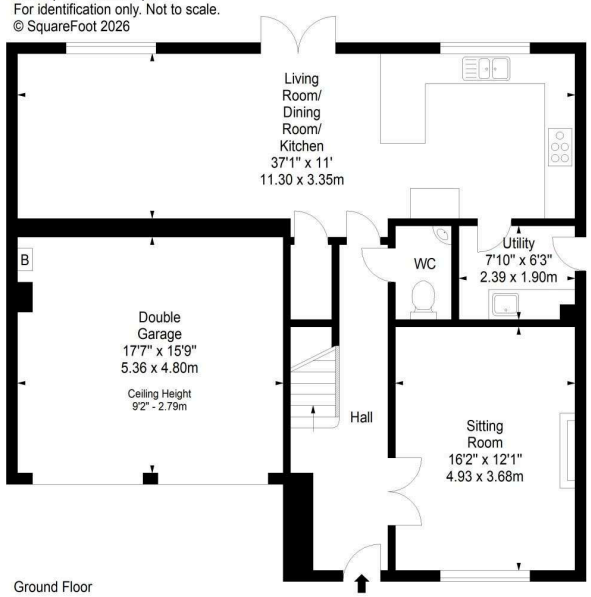


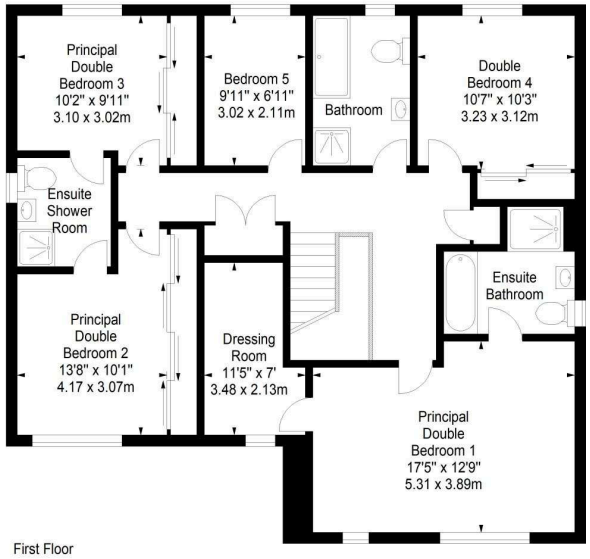


Forest Glade,
East Calder,
Livingston,
West Lothian, EH53 0FQ

SquareFoot

Approx. Gross Internal Area
2004 Sq Ft - 186.17 Sq M
Double Garage
Approx. Gross Internal Area
280 Sq Ft - 26.01 Sq M
For identification only. Not to scale.
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DMD | SOLICITORS & ESTATE AGENTS

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