

13 Hawthorn Road, East Calder, EH53 0WQ



Description

This home has been beautifully designed by CALA Homes to reflect luxury family living, featuring open plan living space on the ground floor and five bedrooms, The Crichton is the perfect family home. At the heart of the home is the kitchen/dining/family room, which is further extended out on to the rear patio via bi-fold doors. Away from the hustle and bustle of this family hub is a formal lounge, this large. A downstairs cloakroom, ample storage, utility room and integral garage cater for all practicalities. On the first floor there is a luxurious family bathroom and shower room. Four elegant double bedrooms, two of which are en-suite, all feature fitted wardrobes, while the 5th bedroom could be utilised as a study/office space. Excellent storage throughout.

- Rear garden and patio
- An open plan kitchen/family/dining area with integrated appliances included
- A flexible 5th bedroom which is also perfect as a playroom, snug or study
- Excellent storage throughout
- A utility room and integrated single garage
- EV Charger included
- Backs onto country park
- Overall size of 1,817 Sq. Ft.

Images are for illustrative purposes and layouts may vary depending on the individual plot

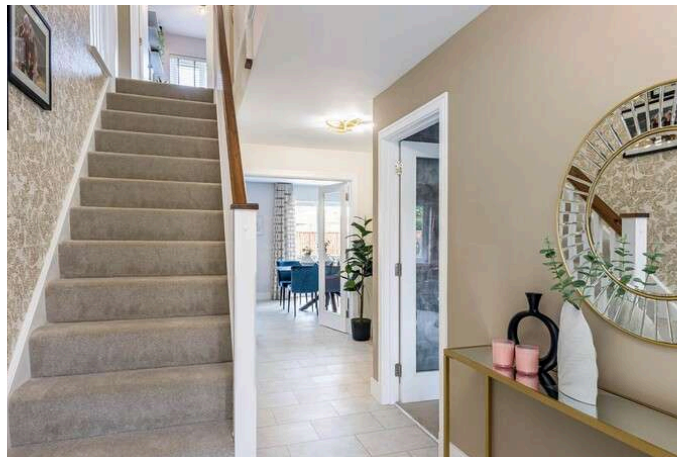
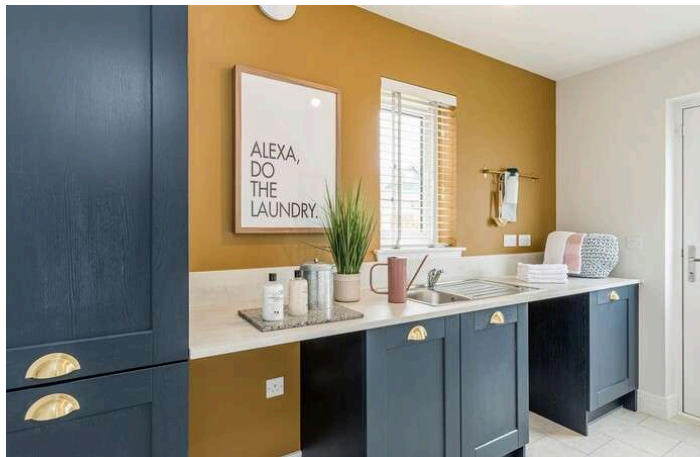
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

East Calder is a small established town forming a group of residential communities to the south-east of Livingston. The town has all the amenities and facilities expected and is popular with commuters because of its close proximity to the A71 and M8/M9 for travel throughout the central belt. Rail services are available from the nearby Kirknewton station, approximately 1.7 miles away. Nearby Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including swimming pools, golf courses, libraries, a multi-screen cinema, whilst the property is also ideally located to take advantage of Almondell & Calderwood Country Park offering beautiful woodland walks.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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