

# 6 Beech Path

EAST CALDER, LIVINGSTON, WEST LOTHIAN, EH53 0FR



*FIVE BEDROOM DETACHED HOUSE  
WITH DOUBLE GARAGE*



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Nestled within the tranquil setting of Beech Path in East Calder, this five-bedroom detached house offers a blend of spacious living areas and modern comforts, creating an ideal sanctuary for families seeking both functionality and style.

Upon entering the residence, you are greeted by a welcoming hallway that sets the tone for the rest of the home. To the left, a generously sized living room awaits, providing ample space for relaxation and entertainment. Adjacent to the living room, the modern kitchen boasts sleek fixtures, including a gas hob and integrated oven, as well as abundant storage within a large unit. Conveniently connected to the kitchen is a utility room, enhancing practicality for everyday tasks. Double doors seamlessly integrate indoor and outdoor living, leading to a sprawling garden, perfect for alfresco dining and recreational activities. Completing the ground floor, a separate dining room offers an elegant space for formal gatherings, while a convenient WC and access to double garages add to the functionality of the layout.

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*"...THE MODERN KITCHEN BOASTS SLEEK FIXTURES, INCLUDING A GAS HOB AND INTEGRATED OVEN, AS WELL AS ABUNDANT STORAGE WITHIN A LARGE UNIT..."*











**Dining Room**





Ascending to the upper level, five double bedrooms await, each providing comfort and privacy. The master bedroom features an en-suite bathroom, offering a serene retreat after a long day. Bedrooms three and four share a jack and jill bathroom, enhancing convenience for occupants. Additionally, a main family bathroom on this level caters to the needs of the household, providing further comfort and practicality.





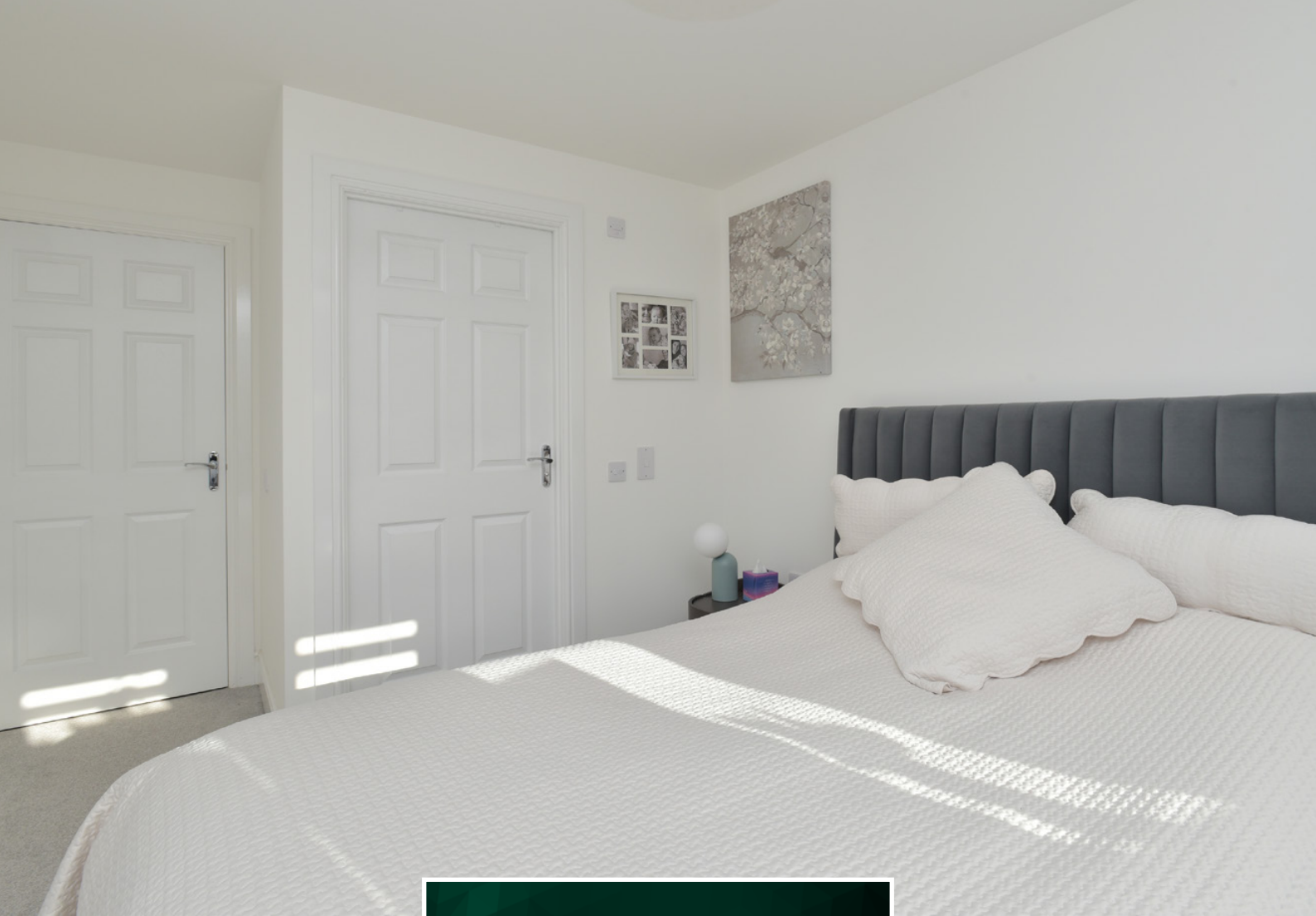






**Bedroom 2**





**Bedroom 3**











**Bedroom 4**







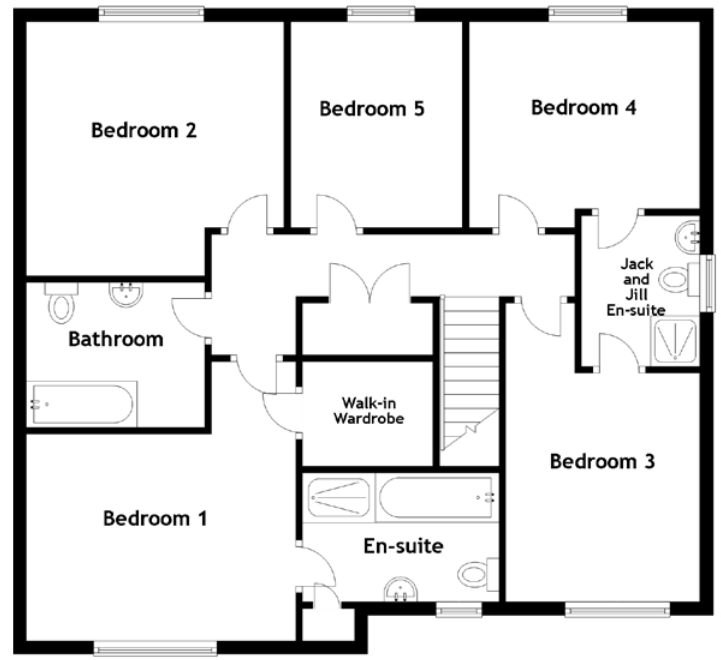
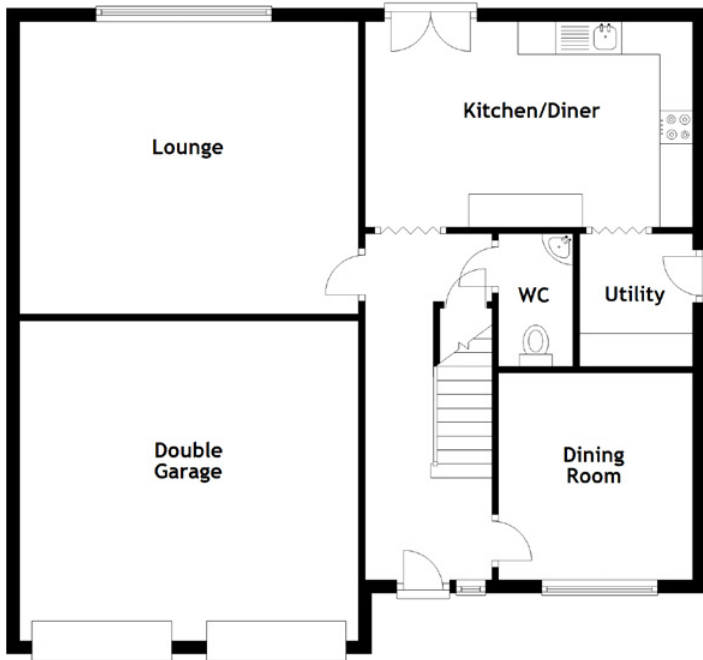
**Bedroom 5**











Approximate Dimensions  
(Taken from the widest point)

**GROUND FLOOR**

Lounge	5.14m (16'10") x 4.44m (14'7")
Kitchen/Diner	4.97m (16'4") x 3.12m (10'3")
Dining Room	3.14m (10'4") x 2.94m (9'8")
Utility	2.01m (6'7") x 1.72m (5'8")
WC	2.01m (6'7") x 1.13m (3'8")
Double Garage	5.14m (16'10") x 4.85m (15'11")

Bedroom 2	3.91m (12'10") x 3.85m (12'8")
Bedroom 3	4.53m (14'10") x 2.94m (9'8")
J & J En-suite	2.29m (7'6") x 1.80m (5'11")
Bedroom 4	3.50m (11'6") x 2.84m (9'4")
Bedroom 5	3.13m (10'3") x 2.60m (8'7")
Bathroom	2.71m (8'11") x 2.20m (7'3")

**FIRST FLOOR**

Bedroom 1	4.09m (13'5") x 3.14m (10'4")
En-suite	2.98m (9'9") x 1.96m (6'5")

Gross internal floor area (m<sup>2</sup>): 161m<sup>2</sup>  
EPC Rating: B



Externally, the property boasts a large driveway leading to a double garage, ensuring ample parking space for residents and visitors alike. The professionally landscaped garden has been thoughtfully designed for low maintenance, showcasing its splendour during the summer months and providing an idyllic backdrop for outdoor relaxation and enjoyment.

In summary, this distinguished property on Beech Path presents an exceptional opportunity to embrace a lifestyle of comfort, convenience, and modern elegance, making it an ideal choice for discerning buyers seeking a premium residence in East Calder.

## The Property

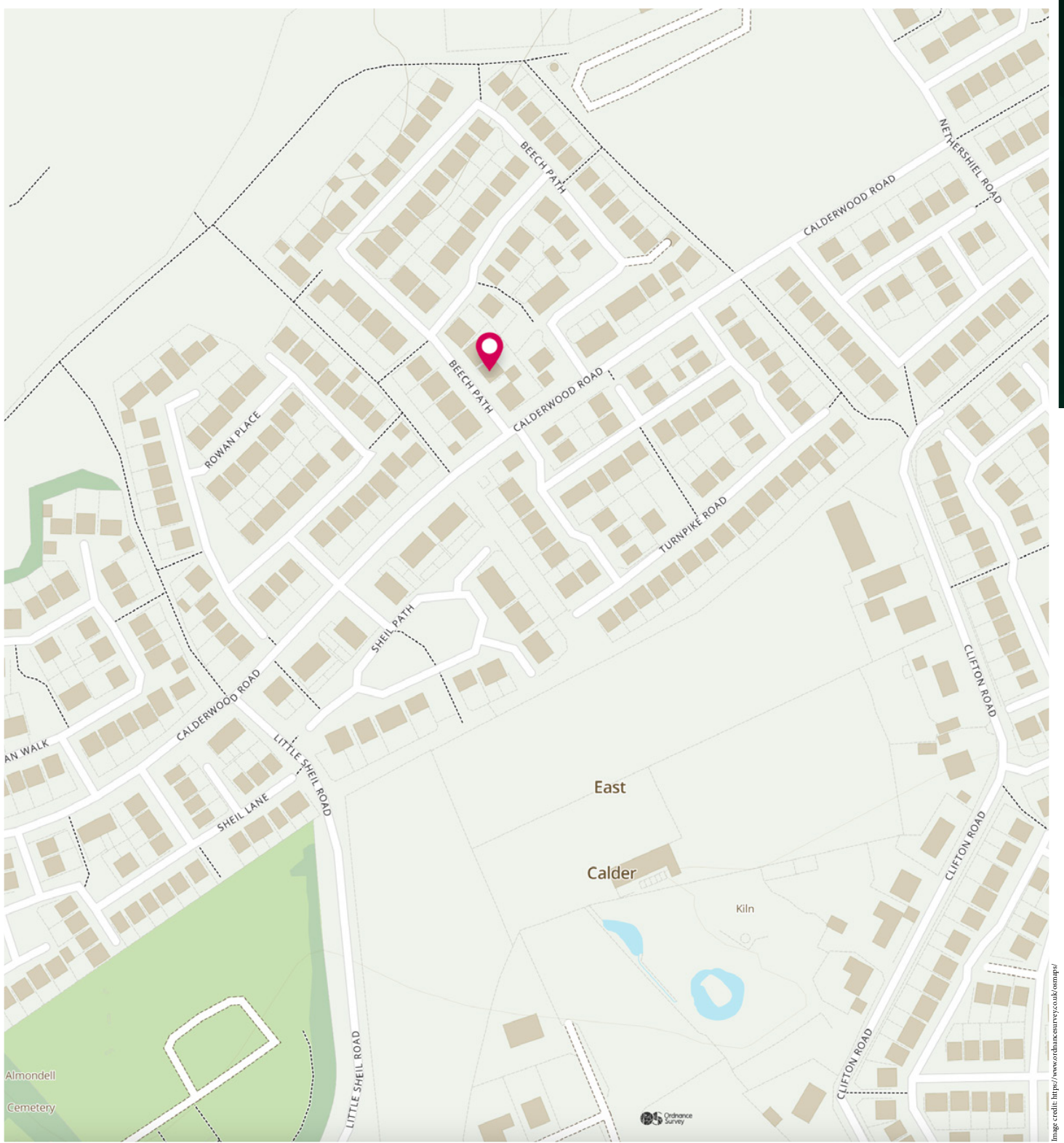




The Calderwood development is located in the West Lothian village of East Calder, which has a good range of local amenities, including excellent schools (the new primary school is a few minutes walk from the front door) and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71, which gives access to the main motorway networks. Livingston is close by and has an excellent range of shopping facilities which include the Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.

## The Location





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