

14 Snowdrop Path

EAST CALDER, WEST LOTHIAN, EH53 0FP



*SUPERB FOUR-BEDROOM
DETACHED HOUSE*



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McEwan Fraser is delighted to present this superb four-bedroom detached house to the market. The property enjoys a corner position on Snowdrop Path, one of the most sought-after streets in the early phase of the Calderwood development, which has matured into a superb family-friendly area.

Snowdrop Path backs directly onto Almondell & Calderwood Country Park, which can be accessed at the end of the street. Internally, the house is presented in excellent condition and has some significant upgrades from the original specification. These include a full suite of solar panels, battery storage, an EV charger, and a multi-fuel stove in the living room.

The Property



The internal accommodation is focused on a bright and spacious living room that offers plenty of flexibility for a new owner to create their ideal entertaining space. The multi-fuel stove is a lovely addition to the room and creates a natural focal point for the entertaining space.



A door from the living room leads into the dining kitchen, and an attached utility room, which runs the full width of the property. The kitchen has a generous range of base and wall-mounted units that offer excellent prep and storage space. The kitchen units host a range of quality integrated appliances, and space is provided for a family-sized fridge freezer. The kitchen also has a breakfast bar, space for a dining table, and French doors opening into the rear garden. Laundry facilities and a ground-floor WC are through the utility room.







Climbing the stairs, the first floor landing gives access to all four bedrooms, two of which have en-suite shower rooms, the family bathroom, and a large loft for additional storage space. Bedroom one is a generous master bedroom with an integrated wardrobe, plenty of space for supporting furniture, and a partially tiled en-suite with a large integrated shower. Bedroom two



is a further large double bedroom with an integrated wardrobe and a similar en-suite shower room. Bedroom three is a further well-proportioned double bedroom. Bedroom four is a large single that has been adapted to be a home office.

There is bespoke fitted office furniture which can remain with the property if needed.



Bedroom 2





Bedroom 3





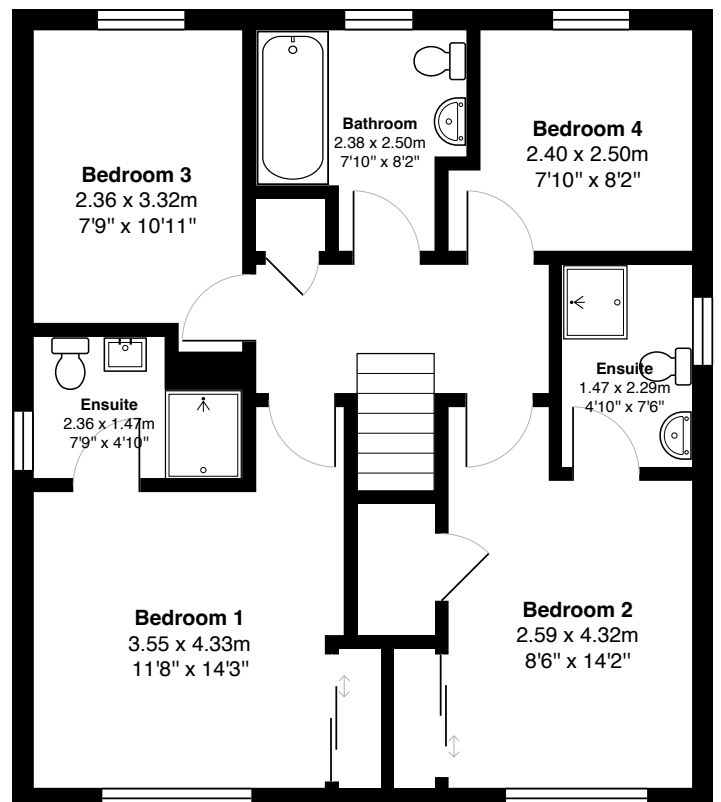
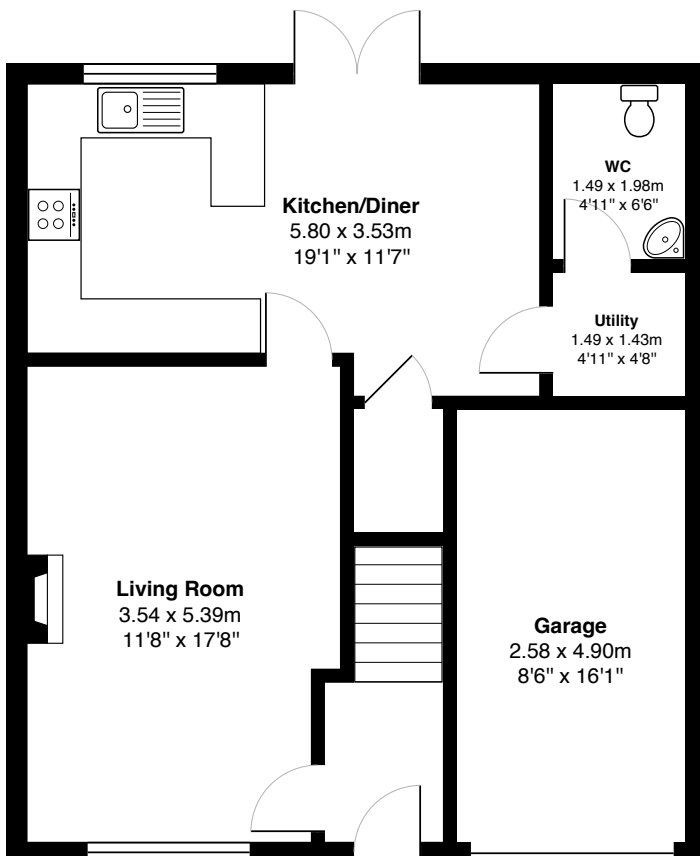
Bedroom 4







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Gross internal floor area (m²): 112m²

EPC Rating: A

Floor Plan

Externally, the property enjoys a wide corner plot with a larger-than-average garden for the area. The width of the plot has allowed the owner to add a large south-facing deck that offers a beautiful sun-trap for relaxing and entertaining. The majority of the garden is laid to lawn. The front garden is bordered by mature shrubs, and there is a double driveway leading to a single integral garage. An EV charger is located on the wall adjacent to the driveway.

This is a superb example of a modern family home, and viewing is highly recommended.







ALMONDELL AND CALDERWOOD COUNTRY PARK

Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities, including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. East Calder is also just a short drive from the extensive shopping and leisure facilities in nearby Livingston.

Thanks to its semi-rural location surrounded by picturesque countryside, East Calder is the ideal base from which to enjoy the great Scottish outdoors. The Almondell and Calderwood Country Park offers fun for all the family, or why not visit the red deer and highland cattle at Beecraigs Country Park in nearby Linlithgow. For culture-vultures, West Lothian boasts an abundance of attractions, ranging from historic castles and settlements to contemporary music, theatre and art.

Calderwood has its own brand-new primary school that has an excellent reputation. Secondary schooling is available at West Calder High School, one of the best state schools in the Lothians.

The Location

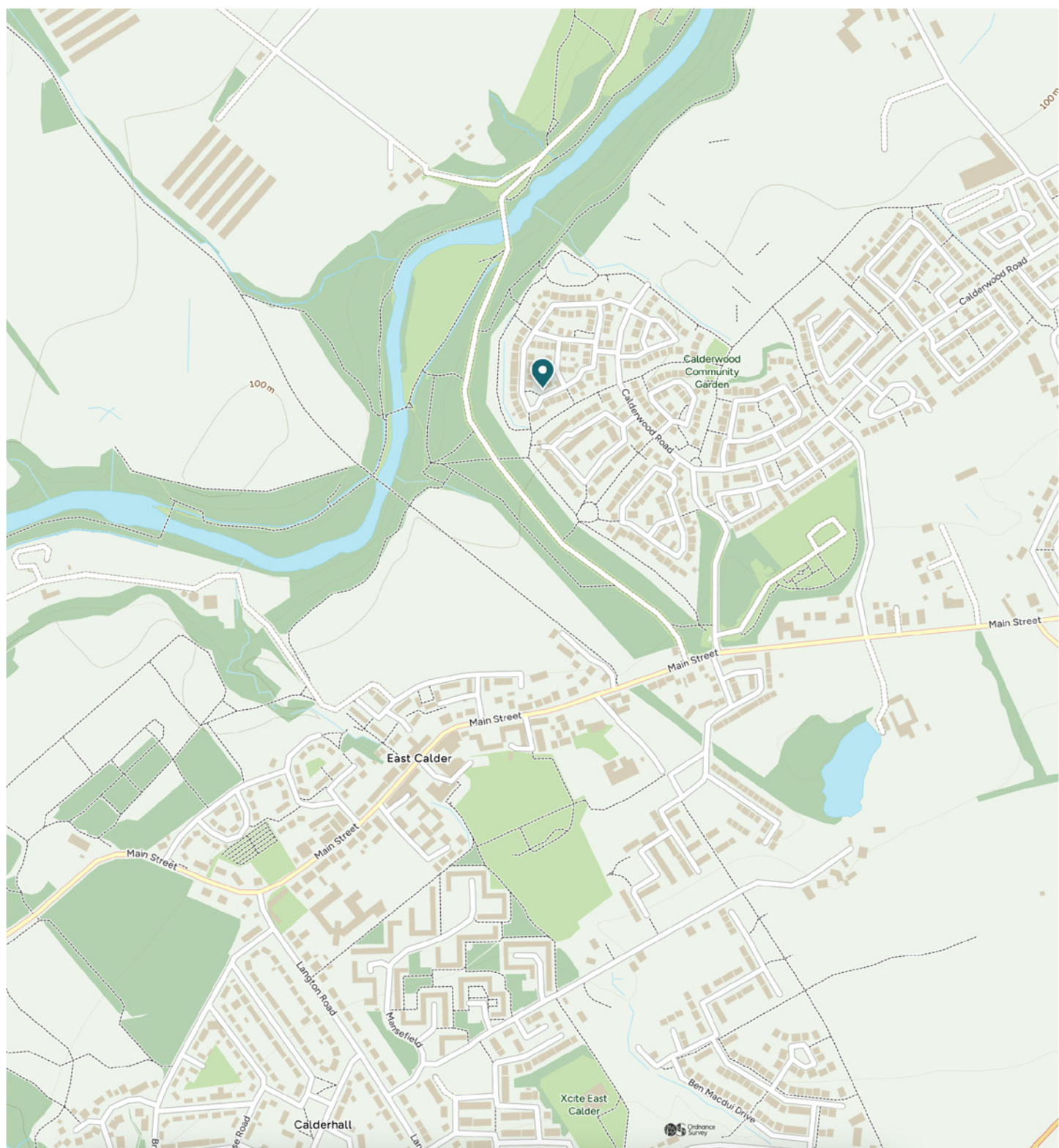


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