

10 Hoghill Court

EAST CALDER, WEST LoTHIAN, EH53 0QA



Superb detached house which has been thoughtfully extended and now offers 226m² of flexible living space that is presented to the market in excellent internal condition



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this superb detached house which has been thoughtfully extended and now offers 226m² of flexible living space that is presented to the market in excellent internal condition. The property also enjoys a detached double garage and secure off-street parking. More broadly, East Calder enjoys easy access to Edinburgh and falls with a superb high school catchment making this a fantastic opportunity for buyers with a young family looking for their forever home.

THE LIVING ROOM



Entering the property, a broad central hallway gives access to the living room, the dining kitchen, and an en-suite double bedroom. The internal accommodation is focused on a superb living room which has double doors opening into the spacious dining kitchen. This helps to create a naturally free-flowing entertaining space. The living room is neutrally decorated carpeted and nearly 9m long. This tremendous floor space gives a huge degree of flexibility for a new owner and the current owner has opted for a freestanding bar which can be easily removed.

THE KITCHEN/DINER



Double doors from the living room open into the dining kitchen which runs the full width of the house. For an idea of scale, offering around 40m² of space, the kitchen is larger than many traditional one-bedroom tenement flats. This space has been used to provide dedicated dining and study areas alongside a superbly well-equipped kitchen. The proportions are superb and there is plenty of scope for additional seating if needed. French doors open onto a large rear deck. The kitchen boasts a full range of base and wall-mounted units supported by a central island. The units include a range of high-quality Siemens appliances and are topped with granite work surfaces. The kitchen also gives access to a large utility room with laundry facilities and a ground-floor shower room.



THE UTILITY & SHOWER ROOM



Bedroom five is located on the ground floor and it is a generous double with carpeted floors, excellent levels of natural light, and a large en-suite shower room that is fully tiled and includes a white suite with a generous mains shower.

BEDROOM 5





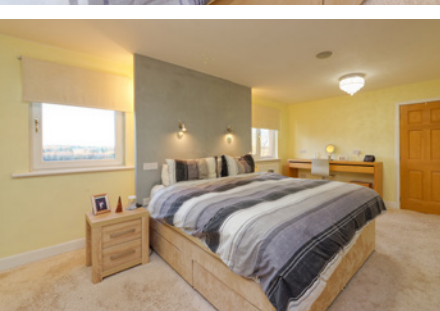
Climbing the stairs, the first-floor landing gives access to four further bedrooms, the family bathroom and large loft space for additional storage. Bedroom one is the generous master bedroom and it boasts ample space for a full suite of freestanding bedroom furniture. Bedroom one also has access to an en-suite shower room which is fully tiled and boasts a large walk-in mains shower. Bedroom two is a further generous double with a stylish en-suite shower room. The en-suite is fully tiled and boasts a walk-in rainfall shower. Bedroom three is a further large double bedroom and comes with large fitted wardrobes which will stay with the property. Bedroom four is a generous single bedroom.

Internal accommodation is completed by the family bathroom which is fully tiled and finished with a contemporary white suite that has a rainfall mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



a further generous double with
a stylish en-suite shower room



BEDROOM 3



BEDROOM 4



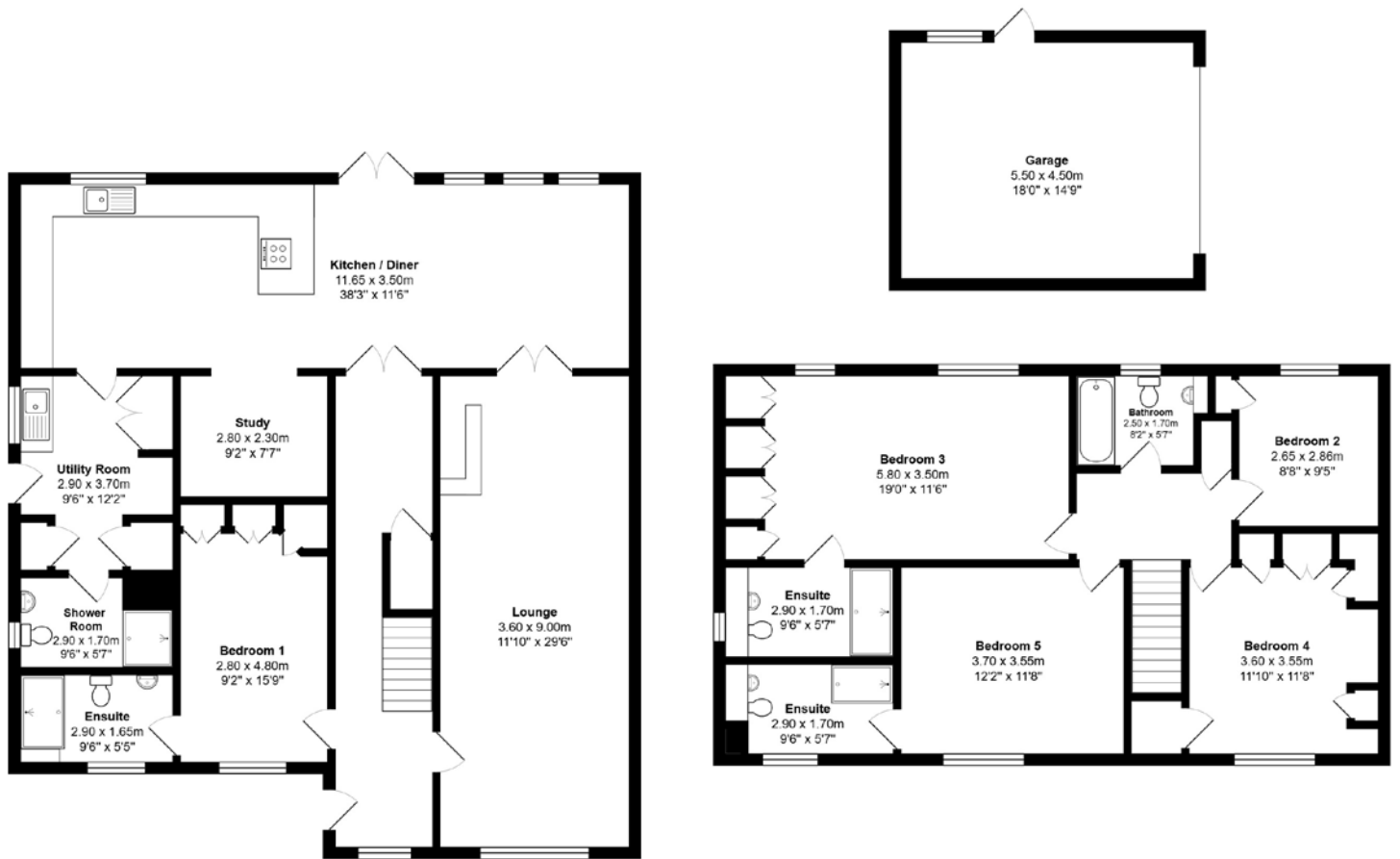
Externally, the property has a low-maintenance front garden that can be used as extra parking in a pinch. Electric gates to the side of the property open to a more extensive driveway and a detached double garage with an electric door. The garage has a separate work / games room to the rear. There is an extensive rear garden which has a northwesterly aspect and open views the garden is primarily laid to lawn and there is a large deck for entertaining. The aspect means afternoon and evening sunshine in the rear garden.

EXTERNALS



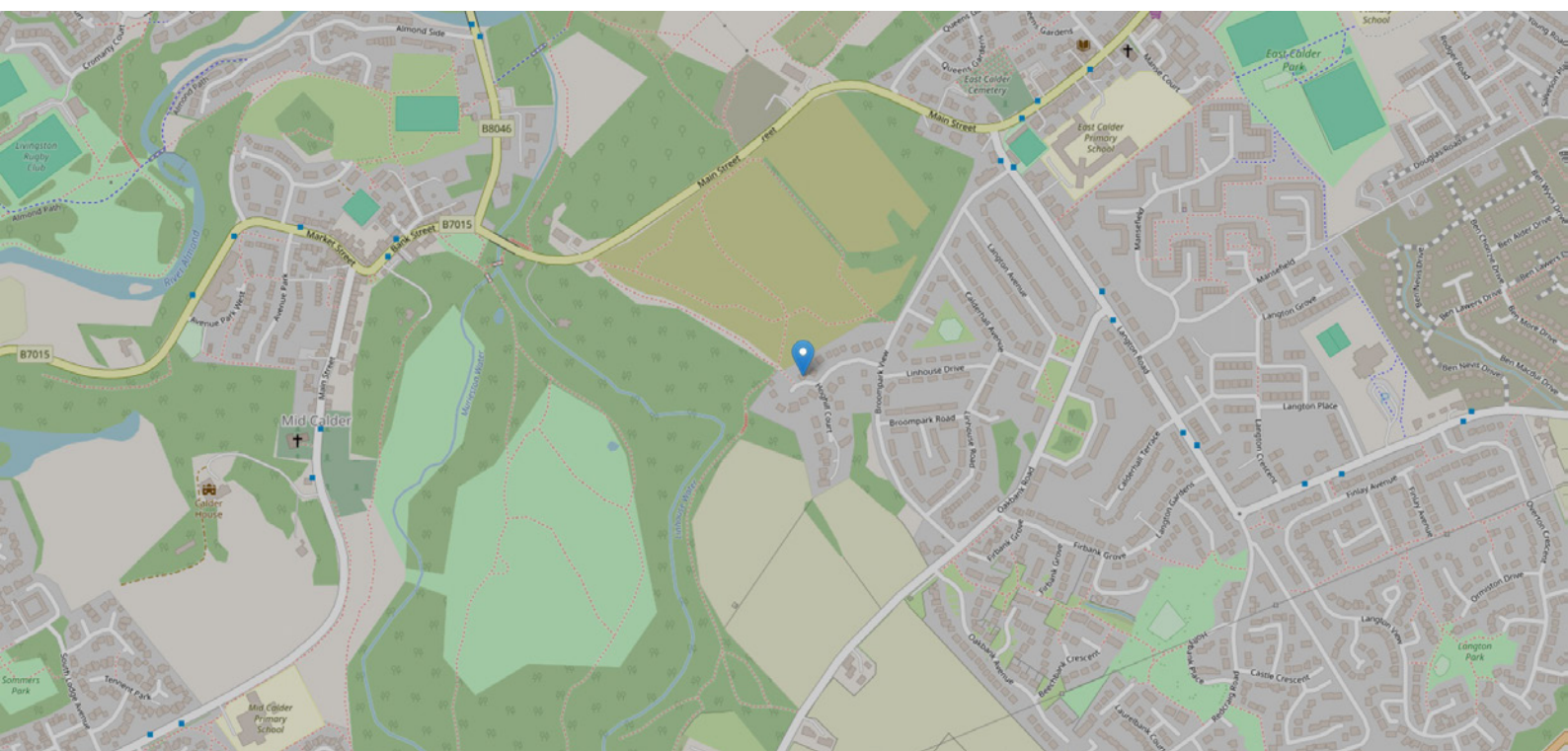


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 226m² | EPC Rating: C



THE LOCATION

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. And of course, East Calder is 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 with an excellent reputation. Secondary schooling is available at West Calder High School, one of the best state schools in the Lothians. The town is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Livingston South) provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, East Calder is ideal for commuting to Edinburgh and also enjoys swift and easy access to the M8/M9 motorway network, the Forth Road Bridge and Edinburgh Airport.



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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