

# 44 Blair Road

EAST CALDER, WEST LOTHIAN, EH53 0TU



*FOUR-BEDROOM DETACHED HOUSE THAT  
BOASTS A SOUTH-FACING REAR GARDEN*



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McEwan Fraser is delighted to present this spacious four-bedroom detached house that boasts a south-facing rear garden. The property was built in 2022 by Taylor Wimpey, this 'Fraser' style house is presented to the market in 'as new' condition and it will benefit from the remainder of its NHBC warranty. For those unfamiliar with the area, Calderwood is a sought-after modern development with a new primary school, an excellent secondary school catchment, and easy access to the motorway network via Newbridge and the City Bypass via the A71.

Internally the property is in immaculate condition and is a real blank canvas for a purchaser looking to make their own mark on their new home. The accommodation includes four double bedrooms, including a master bedroom with en-suite, a family bathroom, a large living room, a spacious dining kitchen, a utility room, a cloakroom, and an integral single garage.

The accommodation is focused on a generous living room which is neutrally finished and boasts excellent levels of natural light. Ample floor space will give the new owner plenty of flexibility to create their ideal entertaining space.



Moving along the hall, the dining kitchen and attached utility room occupy the full width of the house and overlook the rear garden. The kitchen has a generous range of base and wall-mounted units that afford excellent prep and storage space for the aspiring chef. A five-ring gas hob, a double oven, a dishwasher, a washing machine and a fridge freezer are all integrated. Additional storage can be found in the utility room. The kitchen has plenty of space for a large dining table and potentially further seating.







Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft space for additional storage if needed. Bedroom one is the generous master bedroom which has plenty of space for a super king bed and a full suite of free-standing bedroom furniture alongside an integrated wardrobe. Bedrooms two and three are also very well-proportioned double bedrooms. Bedroom four is a large single that could be utilised as a generous home office. The family bathroom has contemporary tiling, a three-piece suite, and a separate shower.

The house has full double-glazing, gas central heating with an efficient modern boiler, and solar panels which combined create a warm, efficient, and cost-effective home.





**Bedroom 2**





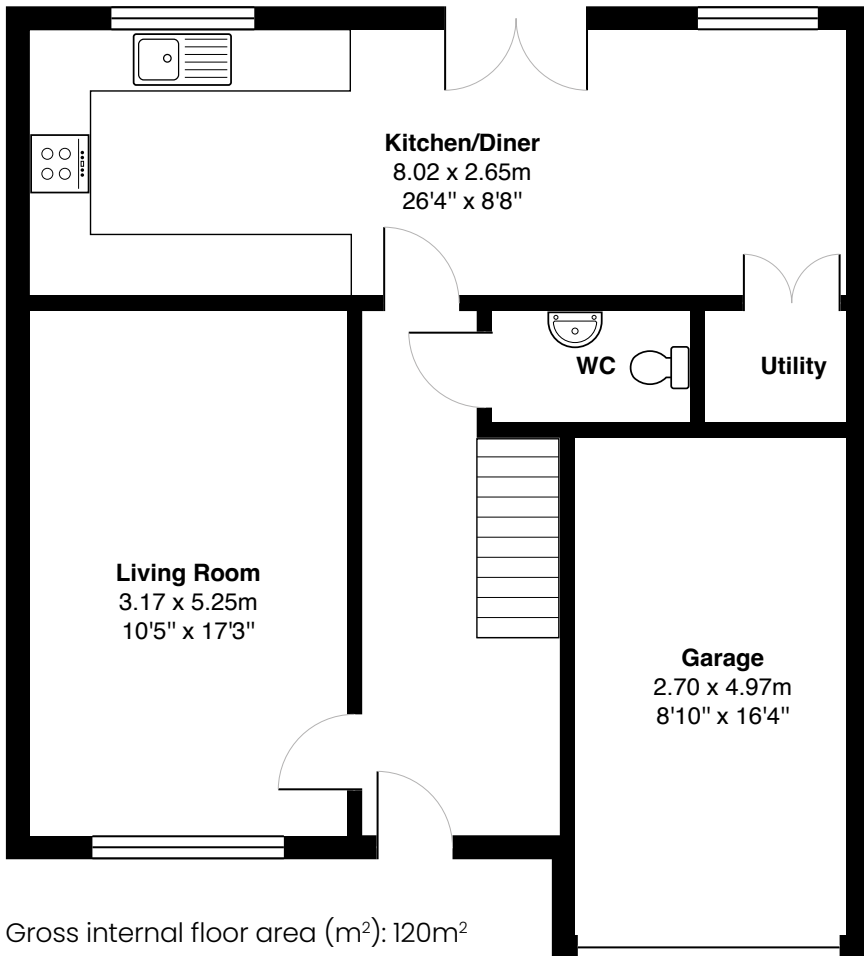
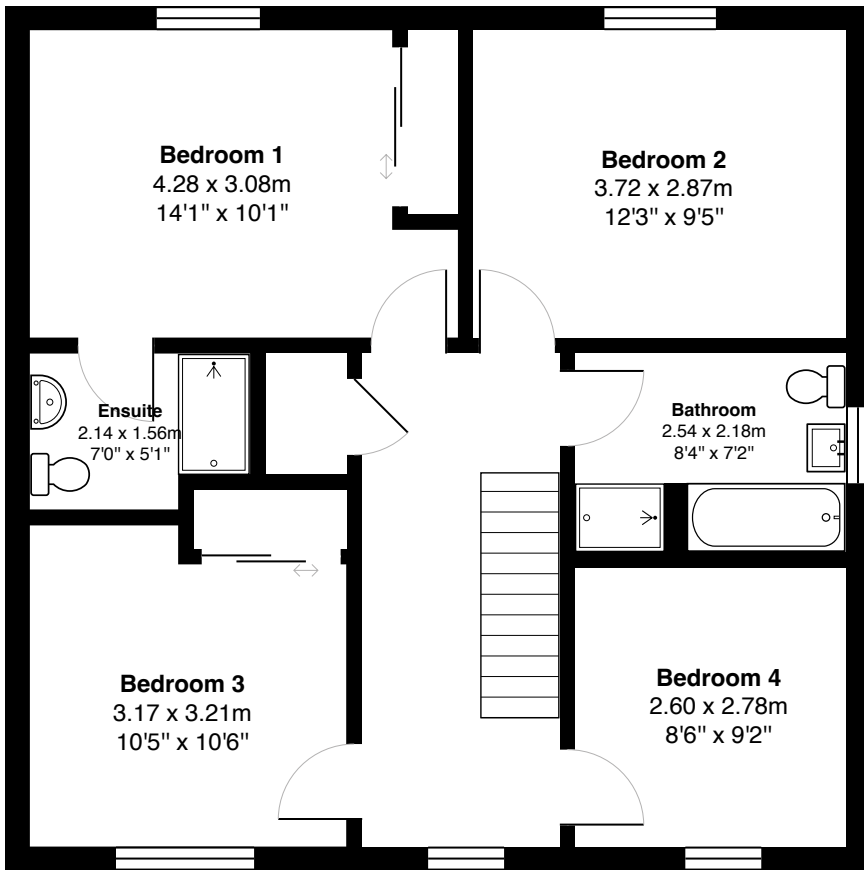


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 120m<sup>2</sup>

EPC Rating: B

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Externally, the property has a private front garden which is laid to lawn in keeping with other properties in the development. There is a double driveway giving access to an integral garage. The rear garden is south-facing and has been well-landscaped to include a large patio.





## ALMONDELL & CALDERWOOD COUNTRY PARK

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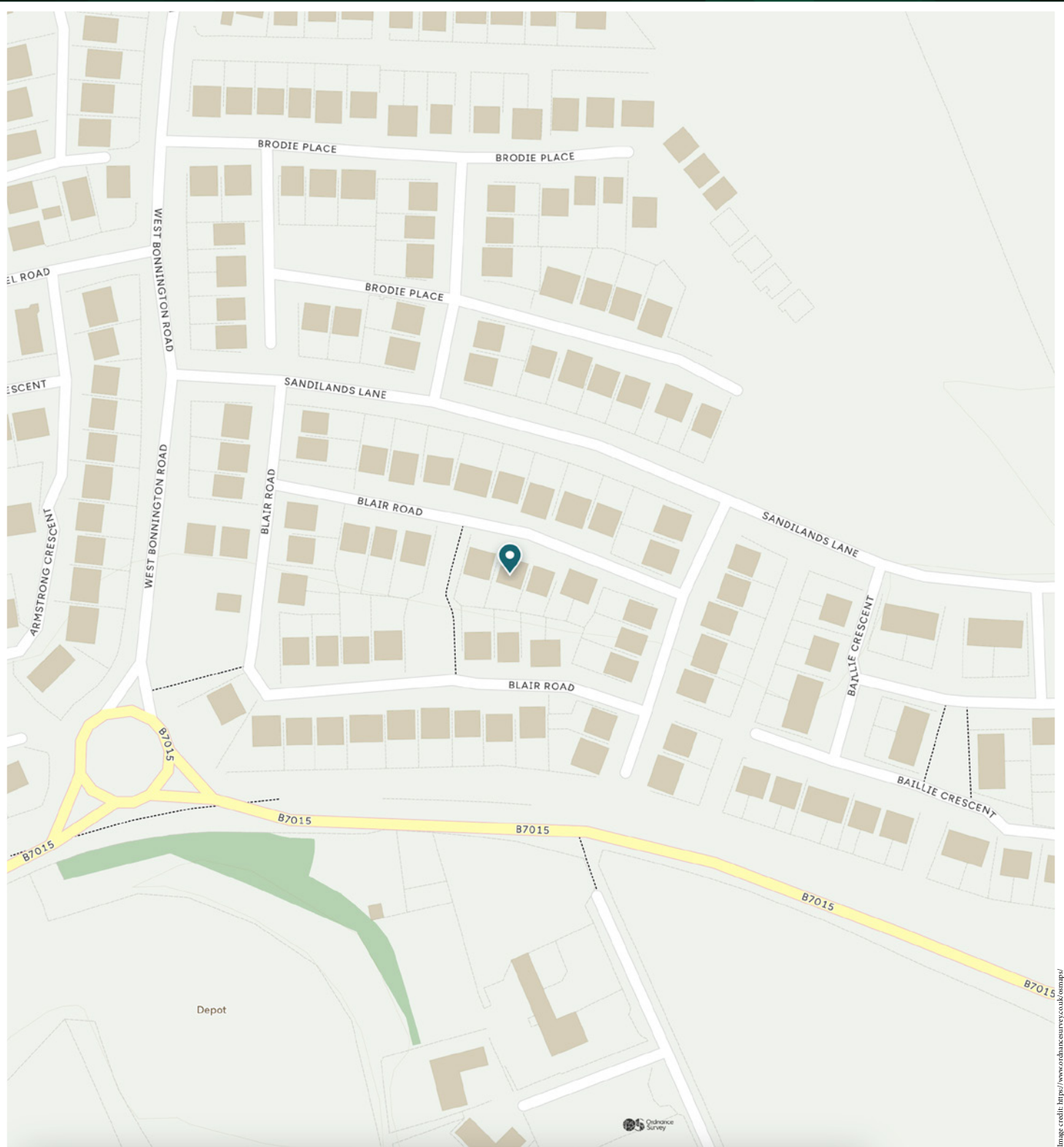
Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities including a selection of convenience stores, a post 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.

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## The Location



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