



17 Adam Drive, East Calder, Livingston, West Lothian, EH53 0PX

Immaculately Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Double Garage

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Property Description

Immaculately presented and spacious, four-bedroom, detached family home with gardens, multi-vehicle driveway, and an integrated double garage. Set on a corner plot, in a factored, modern, family-friendly residential development in East Calder, West Lothian. Comprises an entrance hallway, living room, dining/kitchen, utility room, study/family room, four double bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Ready-to-move-in, highlights include a stylish integrated kitchen, luxury bathroom suites, quality flooring and contemporary lighting. In addition, there is gas central heating, solar panels, double glazing, multiple TV points, and a Juliet balcony for the master bedroom. An upgraded loft, with lighting and flooring, enhances superb storage; whilst the garage has been semi-converted, including a workshop, a store room, an EV point and an automatic door.

Externally the property benefits from a three-vehicle mono-blocked drive and a lawn to the front; whilst the professionally landscaped rear garden includes a patio, a lawn, and a bespoke pergola. This modern development also provides landscaped grounds and ample residents and visitors parking spaces.

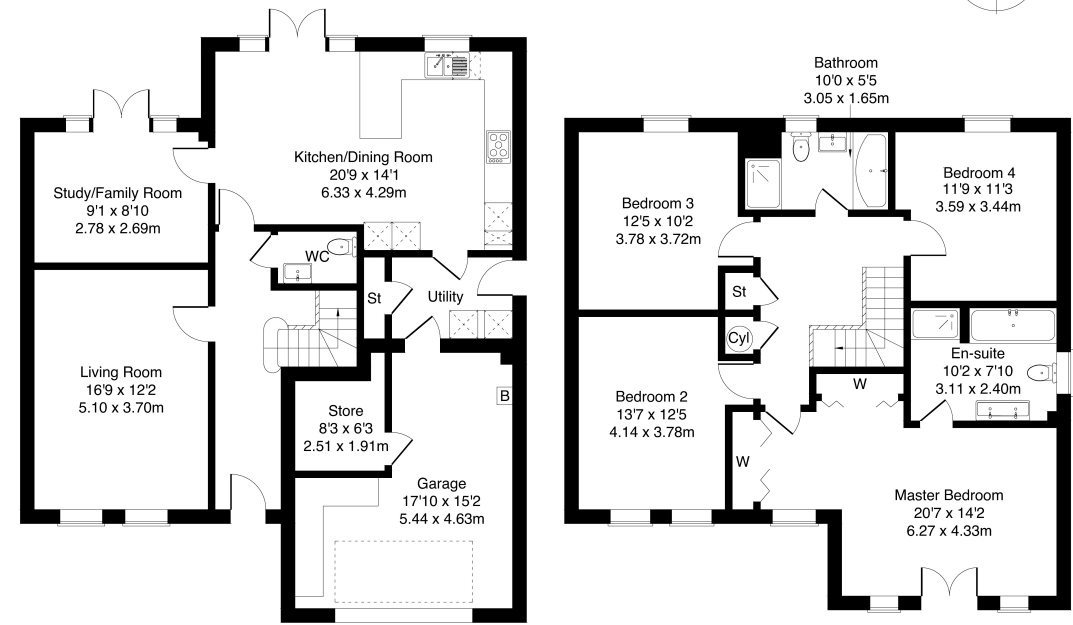
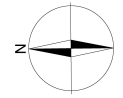
A welcoming hallway affords access throughout the majority of the ground floor, including a convenient WC, with the living room set to the front, featuring twin windows, spotlights, carpeted flooring, and a wall-mount TV point. To the rear, a generous open-plan kitchen/dining room has quality wood effect flooring continuing from the hall and patio doors leading to the garden. Stylish fitted units include wood effect worktops, a sink with a drainer, and integrated appliances including an induction hob; double eye-level oven; dishwasher; and fridge/freezer. The utility room offers space for freestanding appliances, access to the side of the property and internal access to the garage. Accessed from the kitchen/diner, a further public room/study offers a flexible space and access to the rear garden.

On the upper floor, an exceptionally spacious master bedroom is tastefully finished, with carpeted flooring, a Juliet balcony, superb storage with two built-in wardrobes and an en-suite with a four-piece suite, including a double vanity sink, full-height tiled splash walls and a ladder-style radiator. From the landing, there is access to a partially floored loft for further storage, with lighting and a pull-down ladder. Three further well-finished double bedrooms are set to each opposite aspect, with carpeted flooring and plenty of space for furnishing. Completing the upper floor, there is a shelved linen cupboard and a four-piece suite family bathroom featuring full-height tiled splash walls and a ladder-style radiator. Rounding off the accommodation, the semi-converted double garage adds practical storage and a workshop, and the rear garden offers a fantastic space for outdoor living and entertainment in any weather, day or night.



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Approximate Gross Internal Area: (2067 sq ft - 192 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

East Calder is a small established town forming a group of residential communities to the southeast 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 a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema, and sports centres.















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