



9 Daffodil Way, East Calder, Livingston, West Lothian, EH53 0FJ

Beautifully Presented, Four-Bedroom, Detached, Family Home

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Property Description

Beautifully presented and spacious, four-bedroom, detached, family home, with gardens, a driveway and an integrated garage. Located in a highly popular and expanding residential development, in East Calder, West Lothian.

Comprises an entrance hall, living room, dining room, kitchen, utility room, four double bedrooms, two en-suite shower rooms, a family bathroom and a ground-floor WC.

In move-in condition, with light neutral decor throughout, an integrated kitchen, stylish bathroom suites and high-quality porcelain tiled flooring on the ground floor. In addition, there is gas central heating, double glazing, multiple TV points and good storage, including a garage, with power and light.

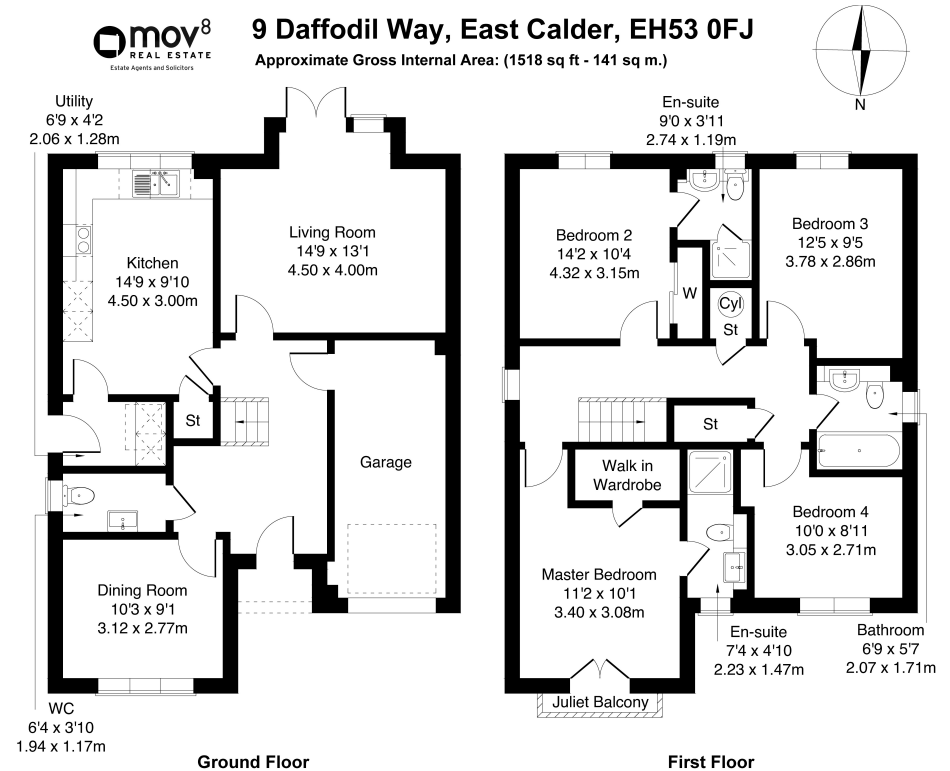
Externally, there is a lawn and double driveway to the front, whilst a generous, south-facing rear garden features a lawn and a paved patio.

This growing development includes unrestricted on-street parking bays and well-maintained grounds.

A welcoming entrance hall, with access to a WC and the garage, displays the stylish finish and quality of furnishings found throughout the home. Set to the rear, with access to the south-facing garden, via French doors, a reception room, is styled in modern, neutral tones and offers ample, versatile space for freestanding lounge furniture. Similarly styled and enjoying views across the front garden, a dining room provides plenty of space for a family-sized dining table and chairs. Offering further space for seated dining, a kitchen is fitted with contemporary, neutrally-toned units and wood-effect worktops. Integrated appliances include an eye-level double oven, a five-burner gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher, whilst an adjoining utility room, with garden access, provides plumbing and space for a washing machine and a dryer.

Upstairs, a naturally lit, galleried landing, with storage, leads to four double bedrooms and a family bathroom. All four bedrooms continue the generous proportions and tasteful presentation of the living space, with two further benefiting from built-in wardrobe storage and modern en-suite shower rooms.

Completing the home, a good-sized family bathroom comprises a three-piece suite, a shower attachment, vanity storage and tiled splash walls and flooring.



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 south-east 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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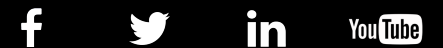
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