



# Property Description

Beautifully designed and spacious, three-bedroom, semi-detached home with private gardens and residents' parking. Ideally situated in a modern residential and family-friendly development in East Calder, West Lothian.

Comprises an entrance hall, living room, kitchen/dining room, three bedrooms, a family bathroom, an en-suite shower room and a ground-floor WC.

The Fulton at Calderwood is part of an exclusive development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle.

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Externally, there is a private garden to the rear and front; residents' parking and well-maintained grounds throughout the development.

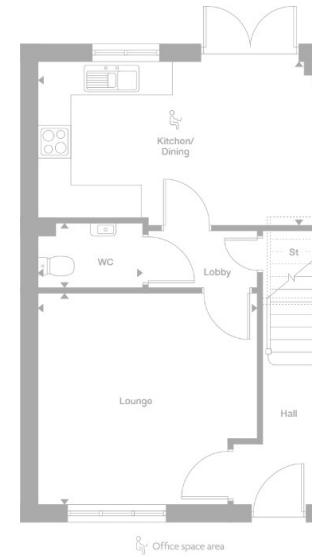
A welcoming entrance hall provides access to the stairs leading to the upper hall and opens through to the spacious and front-facing lounge which offers under-stair storage and ample space for family or social entertaining. With French patio doors accessing the generously sized rear garden, the light and airy kitchen provides plenty of space for dining; whilst set off the inner hall lobby is a convenient ground-floor WC.

Upstairs, on the first floor, the hall features two storage cupboards, and provides access throughout. The principal bedroom is set to the front with a built-in wardrobe and an en-suite shower room. Whilst two further flexible bedrooms are set to opposite aspects, similarly well finished with ample space for freestanding furniture, and offering the potential for a home office. Completing the accommodation, the family bathroom is set to the rear offering space for a three-piece suite.

Materials within the advert have been supplied by Miller Homes.

PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.

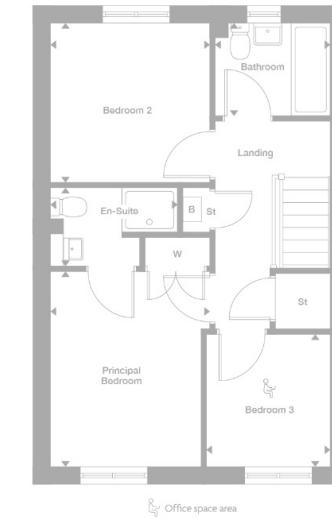
Ground Floor



Office space area

Lounge	13' 1" x 12' 8"
Kitchen/Dining	16' 7" x 9' 10"
WC	6' 2" x 3' 10"

First Floor



Office space area

Principal Bedroom	9' 6" x 11' 10"
En-Suite	7' 6" x 4' 8"
Bedroom 2	9' 7" x 9' 7"
Bedroom 3	7' 5" x 8' 0"
Bathroom	6' 11" x 5' 7"

## Area Description

Located in the village of East Calder, this development is set within a vibrant new community surrounded by green space with Almondell and Calderwood Country Park within close proximity. The town has all the amenities and facilities expected, including convenience stores, dental surgeries, a GP, a sports centre and a number of eating places; whilst also being 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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