



## 1 Ben Avon Drive, East Calder, Livingston, West Lothian, EH53 0WE

Immaculate Five-Bedroom, Detached Home with Gardens, Driveway & Garage

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



# Property Description

Designed for flexible family luxury, this immaculate five-bedroom, detached family home is finished to an exemplary standard, featuring a generous garden with a bespoke self-contained Garden Annex. Boasting a driveway and an integrated double garage, this stylish home is located in a modern family-oriented Cala Homes development in the popular East Calder area, West Lothian. Comprises a vestibule, hall, living room, dining/kitchen, utility room, five double bedrooms, two en-suites, a family bathroom and a ground-floor WC.

Ready to move in, highlights include a stylish kitchen with integrated Siemens appliances, generous bathroom suites, quality Amtico flooring, and stunning bi-fold patio doors. In addition, there is gas central heating, solar panels, double glazing, multiple TV points and superb integrated storage.

Externally, there are lawns and a double driveway to the front, with a large enclosed rear garden featuring a lawn and paved patios. The Garden Annex includes skylight windows, a fitted kitchen, a generous shower room, and bi-fold doors to a patio deck. This expanding Cala Homes development provides maintained communal grounds, green spaces and additional visitor parking bays.

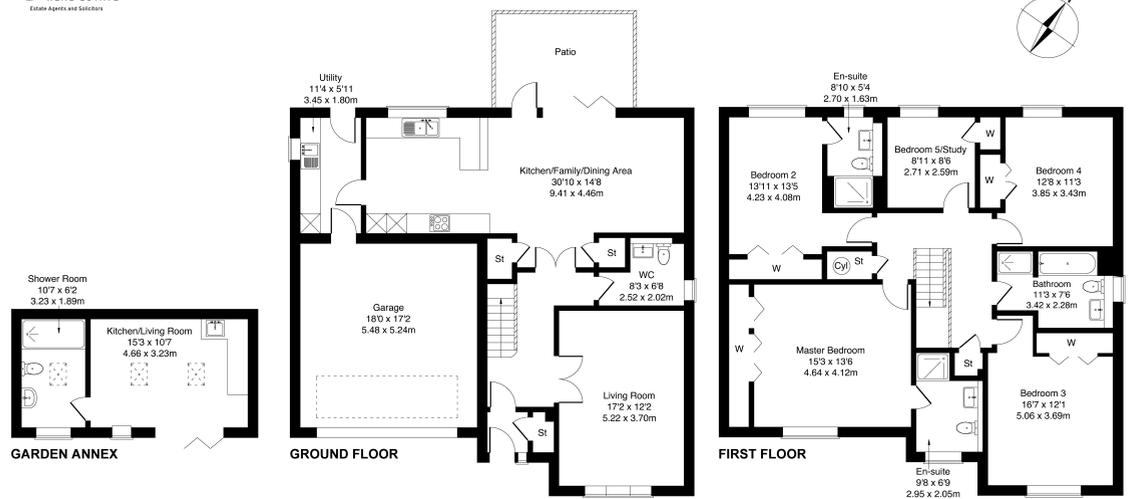
A welcoming entrance vestibule, complete with a useful storage cupboard, leads into the main hallway, which provides access to the ground-floor accommodation, including a convenient WC. To the front, an elegant living room is accessed through wide twin doors and enjoys a bright south-east facing aspect. The room is tastefully finished with light decor, carpeted flooring, spotlighting, and a wall-mounted TV point, creating a comfortable and inviting space to relax. To the rear lies the heart of the home – an impressive open-plan kitchen, dining and family room designed with modern family living in mind. This spacious area offers a cosy family zone with a wall-mounted TV point, ample space for dining, stylish herringbone-style Amtico flooring, and two handy storage cupboards. Bi-fold doors open directly onto the garden, allowing for seamless indoor-outdoor living. The contemporary kitchen is fitted with sleek modern units and worktops, incorporating a sink with a drainer and a range of high-quality Siemens appliances, including a double eye-level oven and microwave combo, an induction hob, a dishwasher, and a fridge/freezer. A separate utility room provides additional storage, a sink with a drainer, space for freestanding appliances, and direct access to both the garden and the garage.

Upstairs, the generous master bedroom offers a stylish retreat with extensive built-in storage, carpeted flooring, light neutral decor, and a modern en-suite shower room. Bedroom two also benefits from built-in wardrobes and its own en-suite shower room, while two further well-proportioned double bedrooms are positioned to opposite aspects, each featuring built-in wardrobes and attractive finishes. A fifth versatile bedroom provides an ideal space for a home office or study if required, and also includes built-in storage. Completing the upper floor is a spacious family bathroom fitted with a four-piece suite comprising a separate bathtub and shower cubicle with a rainfall showerhead, partially tiled splash walls, and a ladder-style radiator.



## 1 Ben Avon Drive, East Calder, Livingston, EH53 0WE

Approximate Gross Internal Area: (2,659 sq ft - 247 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





# Area Description

East Calder is a small, well-established town forming part of a cluster of residential communities to the south east of Livingston. The town offers a full range of local amenities and is popular with commuters due to its convenient access to the A71 and M8 and M9 motorways, providing easy travel across the central belt. Rail services are available from the nearby Kirknewton station, approximately 1.7 miles away. The nearby town of Livingston, the largest in West Lothian, provides extensive shopping and leisure facilities, including The Centre and Livingston Designer Outlet, as well as a wide selection of local shops and supermarkets. Residents also enjoy a variety of sports and leisure opportunities, with walking and cycling routes, parks, woodlands, swimming pools, golf courses, libraries, multi-screen cinemas and sports centres all close at hand.











## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

