

5 Whitebeam Road, East Calder, EH53 0WR



Description

Beautifully designed 3 bed semi-detached home benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail that the multi-award winning Cala Homes has become known for. This lovely home is a natural choice for a professional couple or family, and offers comfortable and tastefully presented interior.

Features

- Superb home enviably set within exclusive development
- High spec interior
- Sleek and stylish kitchen/dining room which comes complete with integrated appliances
- Main bedroom with en-suite, and an additional two bedrooms
- Enclosed garden to rear
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Allocated parking space

Factor

The development is factored by Calderwood Community Services for approx. £340 per annum along with £340 float. This includes maintenance of communal areas.

Extras

The fitted carpets, fitted blinds, oven, microwave, dishwasher, and fridge/freezer are included.

EPC Rating: B



Location

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 swimming pools, golf courses, libraries, a multi-screen cinema, whilst the property is also ideally located to take advantage of Almondell & Calderwood Country Park offering beautiful woodland walks.

Price and Viewing

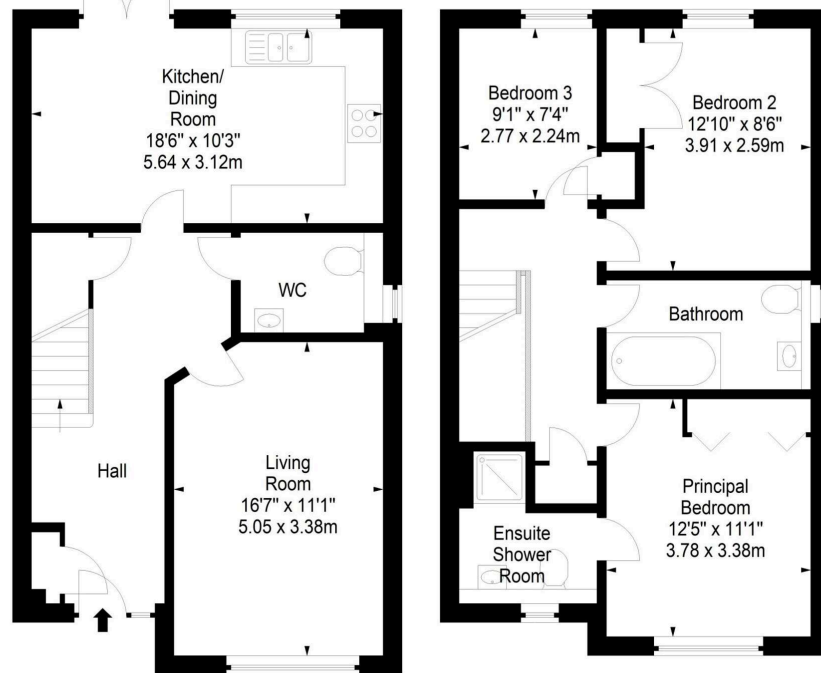
For price and viewing information or further details on this property please contact us on 0131 557 3188.



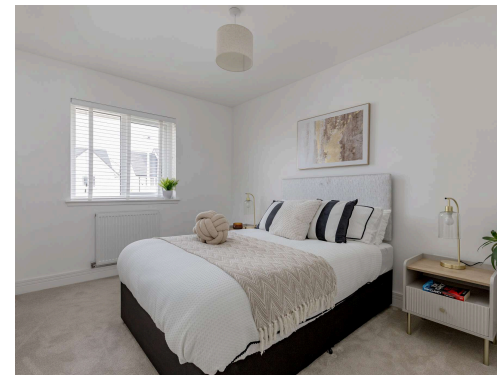
Whitebeam Road,
East Calder,
Livingston,
West Lothian, EH53 0WR



Approx. Gross Internal Area
1173 Sq Ft - 108.97 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

