



# AB Properties



43 Beech Path  
, East Calder, EH53 0FR

Offers over £359,000







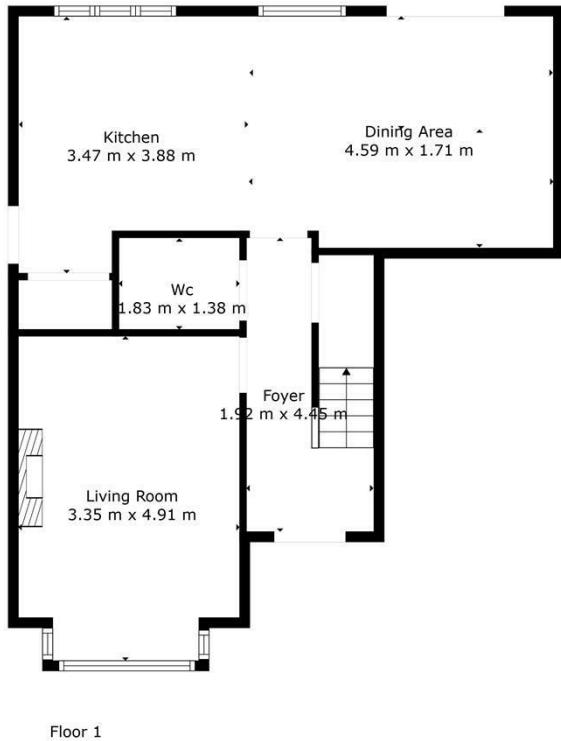
Located in the heart of the sought-after Calderwood Development, this four-bedroom detached villa is the ideal family home.

On the ground floor, you are welcomed by an impressive entrance hallway that includes a convenient WC. A bright and spacious lounge features an electric fire, providing an attractive focal point to the room. Completing the ground floor is a stunning kitchen with a breakfast bar for informal dining, open plan to a dining area with French doors that lead to the rear garden. The kitchen is equipped with a range of high-quality appliances, including a dishwasher, gas hob, extractor hood, fridge-freezer, mid-height microwave, and electric oven. A large storage cupboard adds extra convenience.

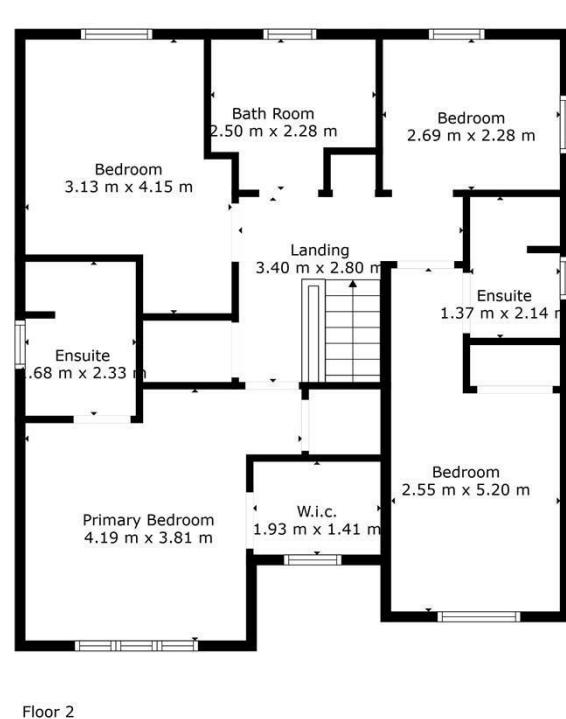
The upper level boasts an L-shaped landing with a storage cupboard, a stylish family bathroom, and four generously proportioned bedrooms. The master bedroom features a walk-in wardrobe and an en-suite shower room, while bedroom two benefits from fitted storage and its own en-suite shower room.

Additional features include gas central heating and double-glazed windows throughout the property.

Externally, the property offers a monoblock driveway at the front, providing off-street parking, alongside a well-maintained lawn. The rear garden is landscaped with low-maintenance astro-turf and includes a charming paved patio area. A timber shed to the side provides additional storage space.



Floor 1

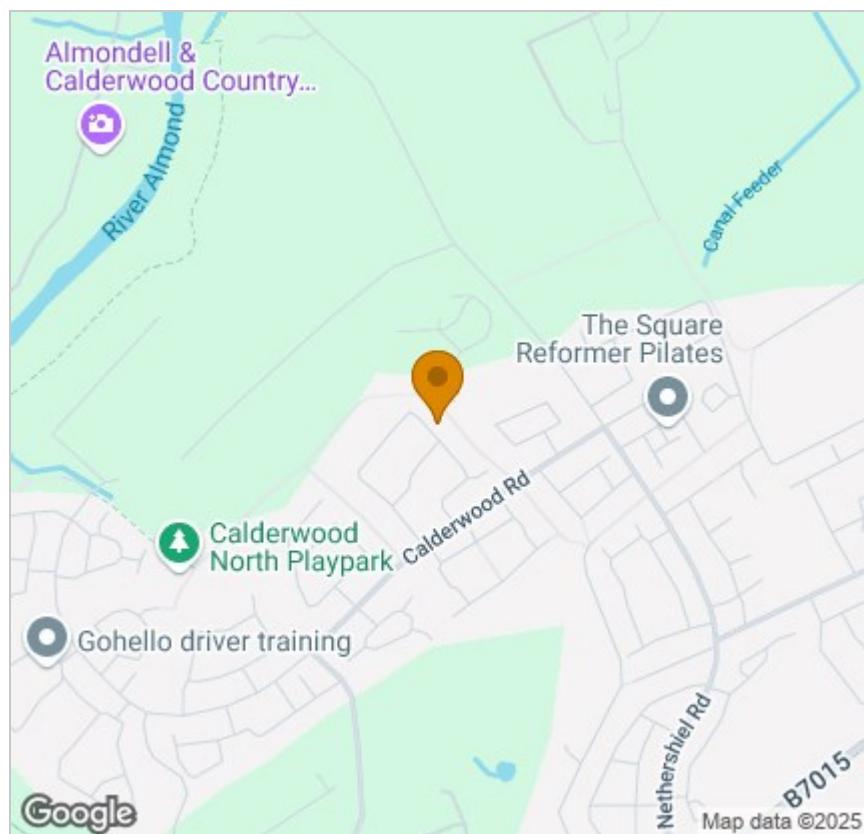


Floor 2

**TOTAL: 127 m<sup>2</sup>**  
FLOOR 1: 57 m<sup>2</sup>, FLOOR 2: 70 m<sup>2</sup>

## Viewing

Please contact our AB Properties Office on 01555 660077  
if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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