



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.

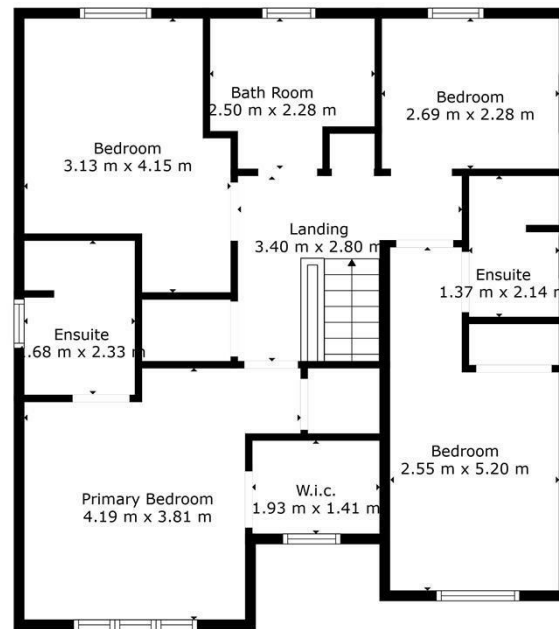
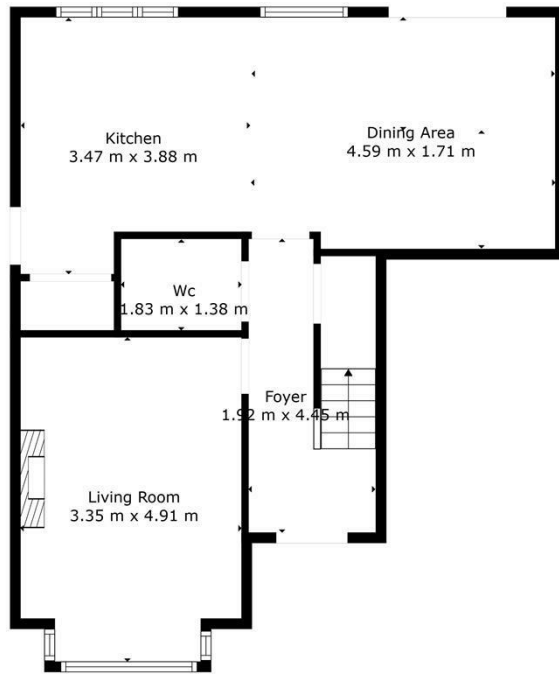
On the ground floor, you are welcomed by an impressive entrance hallway that includes a convenient WC. A bright and spacious lounge features an electric fire, providing an attractive focal point to the room. Completing the ground floor is a stunning kitchen with a breakfast bar for informal dining, open 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.

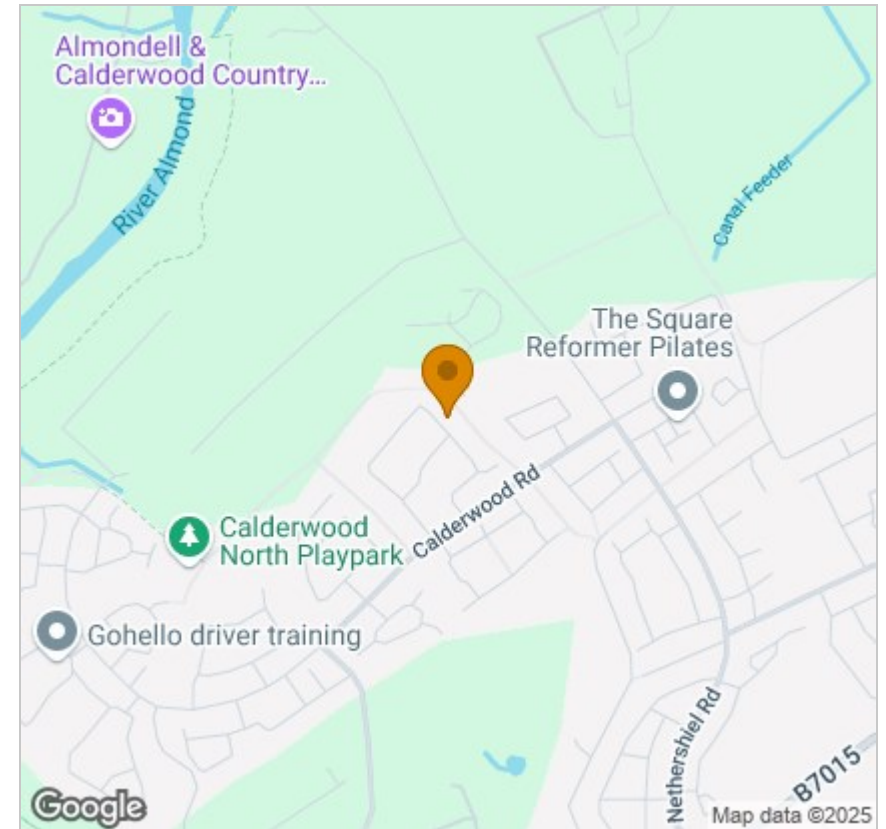




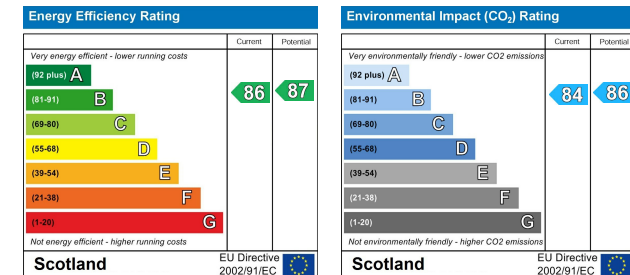
Floor 2

Floor 1

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



## Energy Efficiency Graph



## 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.

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