



1ST FLOOR

**Total: 131 m<sup>2</sup>**  
 1st Floor: 67 M<sup>2</sup>, 2nd Floor: 64 m<sup>2</sup>  
 Excluded Areas: Storage: 3 M<sup>2</sup>, Walls: 13 m<sup>2</sup>

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**35 Armstrong Crescent**  
 East calder, EH53 0PZ

## DESCRIPTION

Beautifully presented and thoughtfully designed with modern family living in mind, this impressive four-bedroom detached home offers generous accommodation, stylish interiors and a wonderful sense of space throughout.

From the moment you step inside, the property feels warm and welcoming. To the front of the home, the spacious living room provides the perfect place to relax and unwind, with plenty of natural light creating a bright yet cosy atmosphere for everyday family life.

To the rear, the heart of the home is undoubtedly the contemporary kitchen and dining area. Flooded with natural light and enjoying lovely views over the private rear garden, this sociable space is ideal for everything from busy weekday mornings to entertaining family and friends. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living and making the most of the warmer months.

A practical ground floor WC and a substantial garage further enhance the functionality of the home, providing valuable storage and convenience for modern family life.

Upstairs, the generous principal bedroom benefits from built-in storage and a private en-suite shower room, creating a peaceful retreat at the end of the day. Three further well-proportioned bedrooms offer excellent flexibility, whether utilised as children's bedrooms, guest accommodation, a home office or hobby space. A contemporary family bathroom with shower over bath completes the upper level.

Externally, the private rear garden provides a wonderful setting for outdoor dining, children's play and relaxing with family and friends. Combined with the spacious interior and flexible layout, this is a home perfectly suited to growing families looking to become part of a thriving and welcoming community.

### Key Features

- Modern four-bedroom detached home
- Ideal for growing families
- Spacious and bright living room
- Contemporary kitchen and dining area
- French doors to the private rear garden
- Principal bedroom with en-suite
- Built-in storage to principal bedroom
- Three further generous bedrooms
- Family bathroom with shower over bath
- Ground floor WC
- Large garage and additional storage
- Private rear garden
- Bright and spacious accommodation throughout



## LOCATION

Armstrong Crescent enjoys a peaceful setting within the popular village of East Calder, a sought-after location offering the perfect balance of community living and everyday convenience. A range of local amenities, including shops, cafés, schooling and recreational facilities, are all within easy reach, while the extensive shopping, dining and leisure options of Livingston are just a short drive away.

The area is particularly popular with families and commuters alike, benefiting from excellent transport links to Edinburgh and Glasgow via the nearby M8 motorway. Rail connections and Edinburgh Airport are also easily accessible, making East Calder an ideal base for those looking to enjoy a quieter lifestyle without compromising on connectivity.

