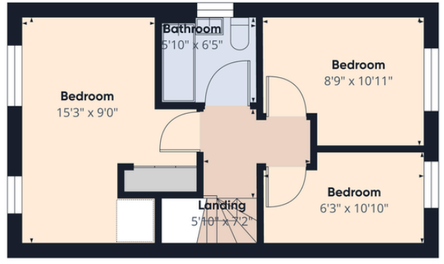


Floor 0



Floor 1

Approximate total area(1)
764 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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19 Rowan Place

East Calder, EH53 0HQ

DESCRIPTION

Situated in a welcoming residential setting, this attractive three-bedroom semi-detached home offers spacious, well-appointed accommodation, making it an ideal choice for families, first-time buyers or those looking for a little more space.

The property opens into a welcoming hallway, providing access to a convenient WC and the main living areas. The kitchen is fitted with a range of units and integrated appliances, offering a practical and stylish space for everyday cooking.

To the rear, the property boasts an open-plan lounge and dining area, creating a bright and versatile space for relaxing, entertaining or enjoying family time. Doors from the lounge/diner lead directly out to a private garden, offering an ideal spot for outdoor dining and enjoying the warmer months.

Upstairs, the primary bedroom benefits from fitted wardrobes, while two further bedrooms offer flexibility for family living, guests or a home office. Completing the accommodation is a family bathroom fitted with a bath and shower over.

Externally, the property benefits from a driveway providing off-street parking, adding further convenience.

- **Three-bedroom semi-detached home**
- **Welcoming entrance hallway**
- **Convenient ground-floor WC**
- **Modern fitted kitchen with integrated appliances**
- **Spacious open-plan lounge/diner**
- **Patio doors leading to a private rear garden**
- **Generous primary bedroom with fitted wardrobes**
- **Two further bedrooms**
- **Family bathroom with shower over bath**
- **Private driveway providing off-street parking**













LOCATION

East Calder is a beautiful village located in West Lothian, Scotland. It is situated approximately 10 miles west of Edinburgh city center, making it an ideal location for those who want to enjoy the tranquil countryside while still being close to the city. The new Calderwood development in East Calder offers a range of modern and stylish properties, including apartments, townhouses, and detached houses. The development is conveniently located close to local amenities, such as supermarkets, cafes, and restaurants. It is also in close proximity to schools and nurseries, making it an ideal location for families. The development has easy access to the M8 motorway, providing excellent transport links to Edinburgh and Glasgow. With its stunning views, peaceful surroundings, and excellent location, East Calder is the perfect place to call home.

