

11 Hawthorn Road, East Calder, EH53 0WQ





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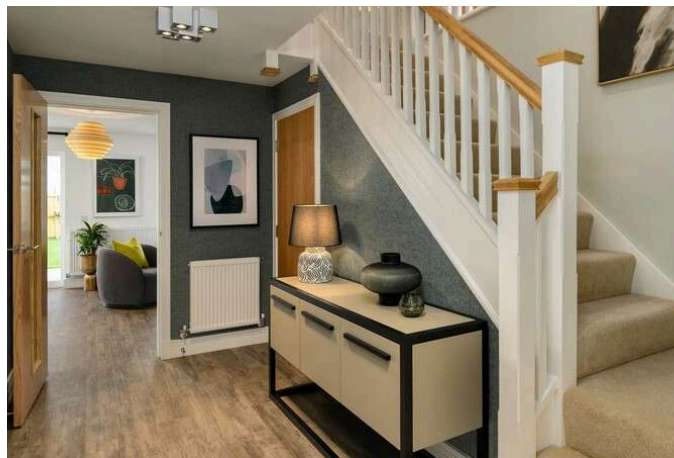
### Description

Fabulous detached villa, of immense appeal, forming part of Cala's striking Calderwood development conveniently placed for a good range of local amenities and excellent transport links. Finished to a high specification throughout, with ultramodern interior, and many eye-catching finishing touches that the multi-award winning Cala Homes has become known for. Designed for spacious and flexible family living, The Darroch features an open plan kitchen and family/dining area with French doors opening out to the garden, whilst the formal lounge to the front of the property is ideal for entertaining. With four bedrooms, two en suites and a fifth bedroom which can also be used as a study, The Darroch is the perfect home for families in need of a wealth of space and comes with the added benefit of an integral garage.

\*Images are for illustrative purposes and layouts may vary depending on the individual plot\*

### Price and Viewing

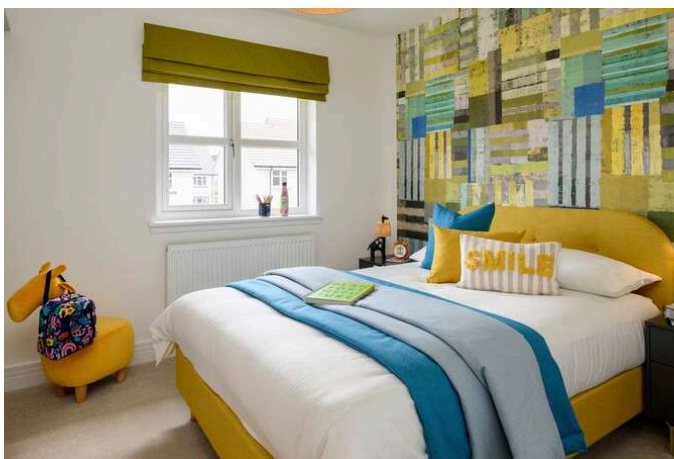
For price and viewing information or further details on this property please contact us on 0131 557 3188.





## 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.





Ground floor



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.

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