



CLANCYS

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## 30 Ben Lawers Drive

East Calder, EH53 0UL



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B



FREEHOLD

### Description

Clancy's solicitors & Estate Agents are delighted to bring to the market this this well presented, mid terraced house situated in the desirable village of East Calder. The property is presented in immaculate order throughout. The accommodation briefly comprises an entrance hall, a light, spacious lounge that provides a dedicated space for relaxing, inner hall with useful downstairs WC, the modern dining kitchen is fitted with ample high-quality base and wall mounted units that are complimented with worktop surfaces. A carpeted staircase from the lounge area give access to the upper landing which gives access to three bedrooms, that provide a tranquil retreat and a family sized bathroom with white three-piece suite with glass screen and mains operated shower over the bath. The property further benefits from gas central heating and double glazing. Externally, there is small private garden to the front and to the rear there is a fully enclosed garden that offers a safe space for children to play. This secure area features a lawn and a patio area for outdoor dining and entertaining. There is an allocated parking space to the rear of the property. This property truly showcases the perfect example of modern, functional family living, making it a superb home. Viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation that is on offer.

### Factoring

The development is managed by Ross & Liddell and a fee of approximately £152.70 P/A is payable for the upkeep of the communal grounds.

### Location

East Calder is a small established town forming a group of residential communities to the southeast 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 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 a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a multiscreen cinema, and sports centre.

### Extras

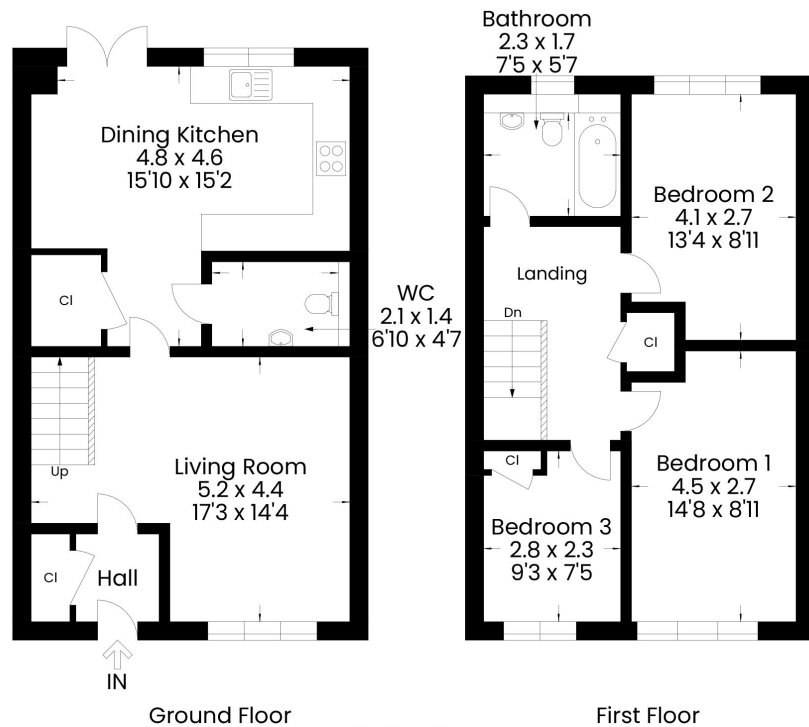
All fitted floor coverings and integrated appliances in the kitchen.

### Features

- Entrance hall
- Lounge
- Inner hall with useful downstairs WC off
- Dining kitchen
- 3 Bedrooms
- 1 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- 2 Allocated parking spaces
- EPC rating - B
- Council Tax Band – D
- Tenure - Freehold







**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.