



4 Renwick Court, East Calder

In Excess of **£319,000**





4 Renwick Court

East Calder, Livingston

Stunning three-bed detached home in Calderwood. Modern interiors, en-suite, garage, driveway, wraparound gardens. Close to amenities, schools, and transport. Early viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three bedroom detached property
- Driveway and Garage
- Wrap around front and side garden
- Modern property walk in condition
- Spacious rear garden
- Modern kitchen diner



Hallway

7' 1" x 5' 9" (2.16m x 1.75m)

Welcoming Entrance Hallway – A bright and inviting entrance hall featuring fresh, neutral décor, stylish vinyl flooring, a central ceiling light, and a radiator. Central heating controller can also be found here. The hallway provides access to the upper level, lounge, kitchen/diner, and W/C. A modern composite front door completes the space, creating an attractive first impression of the home.

Lounge

17' 8" x 10' 10" (5.38m x 3.31m)

Spacious Lounge – A bright and contemporary living space, enhanced by two large windows that flood the room with natural light. Finished with neutral décor, soft carpet flooring, a central ceiling light, and a radiator, the room offers a comfortable and inviting atmosphere. Generously proportioned, there is ample space for a variety of freestanding furniture, making it an ideal setting for both relaxing and entertaining.

Kitchen/Diner

17' 8" x 10' 3" (5.38m x 3.12m)

Kitchen/Dining Room – A stylish and spacious kitchen/dining area, beautifully presented with fresh, modern décor and flooded with natural light from the front and side-facing windows, as well as French doors opening directly onto the rear garden. The kitchen is fitted with a range of contemporary units complemented by splashback tiling, a stainless steel sink with drainer and mixer tap, and integrated appliances including a fridge freezer, microwave, and oven. Further features include a gas hob with an electric extractor hood above, a breakfast bar providing additional seating and workspace, and access to the utility room. The generous layout comfortably accommodates a dining table and chairs, creating the perfect space for both everyday family living and entertaining guests.





Utility Room

6' 9" x 7' 7" (2.07m x 2.32m)

Utility Room – A practical and well-appointed utility room accessed directly from the kitchen, offering excellent additional storage and workspace. The room features durable vinyl flooring, fresh décor, a radiator, and central ceiling lighting. There is dedicated space for both a washing machine and tumble dryer, along with a range of useful storage cupboards. A half-glazed door provides convenient access to the driveway, while the room also houses the property's alarm system and CCTV controls, making it a functional and secure addition to the home.

w/c

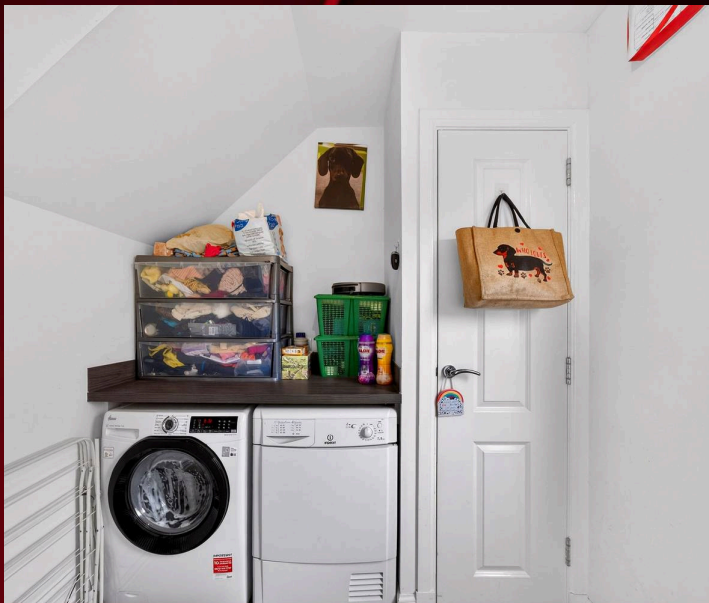
5' 9" x 3' 10" (1.76m x 1.17m)

Cloakroom/WC – A modern and conveniently located cloakroom, finished with fresh, contemporary décor and practical vinyl flooring. The suite comprises a WC and a stylish vanity unit with an inset wash hand basin and mixer tap. Additional features include a radiator, recessed spotlights, a ceiling extractor fan, and a decorative wall mirror, creating a smart and functional space for guests and everyday use.

Primary Bedroom

10' 10" x 10' 2" (3.31m x 3.09m)

Principal Bedroom – A generously proportioned and beautifully presented principal bedroom, enjoying an abundance of natural light from both front and side-facing windows. The room features soft carpet flooring, a central ceiling light, and radiators, creating a warm and comfortable atmosphere. First floor central heating controller can also be found here. Offering excellent storage, the bedroom benefits from two sets of double wardrobes and provides ample space for a range of freestanding furniture. Further enhancing the accommodation is direct access to the en-suite shower room, making this an ideal private retreat.





En-suite

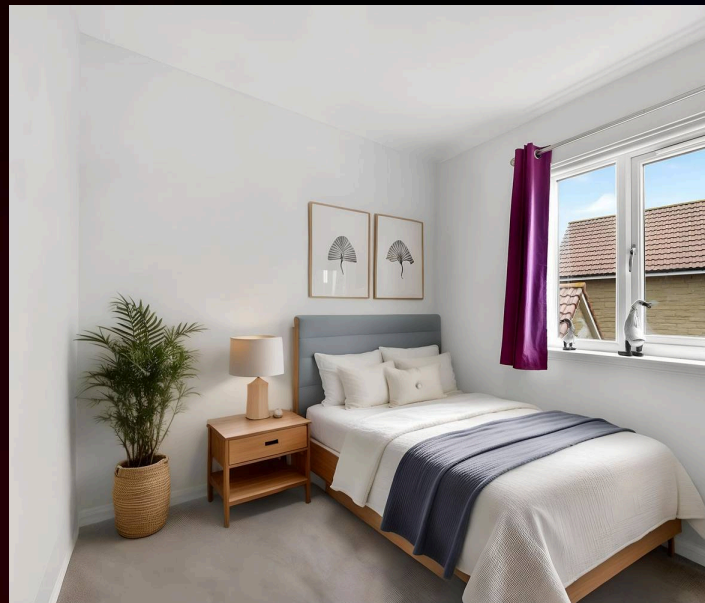
7' 3" x 4' 11" (2.22m x 1.49m)

En-Suite Shower Room – A stylish and contemporary en-suite, thoughtfully designed to provide both comfort and practicality. The suite features a spacious double walk-in shower with sleek glass sliding doors, alongside a modern vanity unit incorporating a wash hand basin with mixer tap and WC. Finished to a high standard, the room benefits from attractive splashback tiling, durable vinyl flooring, recessed ceiling spotlights, an extractor fan, and a chrome heated towel rail. A fitted feature wall mirror and decorative shelving add a touch of elegance, creating a bright and modern space that perfectly complements the principal bedroom.

Bedroom 2

8' 0" x 10' 2" (2.43m x 3.10m)

Bedroom Two – A bright and spacious double bedroom, enjoying excellent natural light from both front and rear-facing windows. Beautifully presented with tasteful décor, this charming room is currently arranged as a delightful children's bedroom and offers a warm and inviting atmosphere. Features include soft carpet flooring, a central ceiling light, a radiator, and fitted double wardrobes providing excellent storage. Generously proportioned, the room comfortably accommodates a range of bedroom furniture, making it ideal for children, guests, or as a versatile family bedroom.



Bedroom 3

10' 5" x 7' 6" (3.18m x 2.29m)

Bedroom Three – A well-proportioned and versatile bedroom featuring a rear-facing window that provides a pleasant outlook and plenty of natural light. Finished with fresh, neutral décor, the room benefits from carpet flooring, a central ceiling light fitting, a radiator, and a TV point. Currently utilised as a home office and storage space, this adaptable room offers excellent flexibility and could easily serve as a comfortable bedroom, nursery or study.



Stairs and Landing

Upper Landing – The staircase and landing are finished with carpet flooring, creating a warm and welcoming transition between floors. A window at the top of the landing allows plenty of natural light to flow through the space, while a central ceiling light provides additional illumination. The landing benefits from two useful storage cupboards and provides access to all three bedrooms, the family bathroom, and the attic space, offering both practicality and convenience for modern family living.

Family Bathroom

7' 1" x 5' 7" (2.16m x 1.71m)

Family Bathroom – A beautifully presented and contemporary family bathroom, finished to a high standard with stylish splashback tiling and fresh, modern décor throughout. The suite comprises a bath with an over-bath mains shower and sleek glass shower screen, along with a vanity unit incorporating a wash hand basin and WC with modern mixer taps. Additional features include recessed ceiling spotlights, durable vinyl flooring, a chrome heated towel rail, and attractive decorative shelving. This bright and elegant space offers the perfect blend of comfort, practicality, and modern design.





Rear Garden

Rear Garden – A beautifully maintained, south-facing rear garden designed for low-maintenance outdoor living. Fully enclosed for privacy and security, the garden features artificial lawn and attractive paved areas, creating the perfect space for relaxing, entertaining, and enjoying the sunshine throughout the day. A side gate provides convenient external access, while an integral door to the garage offers excellent practicality and additional storage options.

Front Garden

Front & Side Gardens – Occupying an enviable corner plot position, the property benefits from attractive wraparound gardens that enhance its sense of space and create excellent kerb appeal. The welcoming front garden features a well-maintained lawn complemented by mature apple trees, providing a charming first impression.

Garage

Single Garage

Detached Garage & Driveway – Situated adjacent to the property, the detached garage provides excellent storage and practical parking facilities. Benefiting from power, the garage features an up-and-over door to the front and an integral access door leading directly into the rear garden for added convenience. A driveway positioned in front of the garage offers additional off-street parking, completing this highly functional outdoor space.

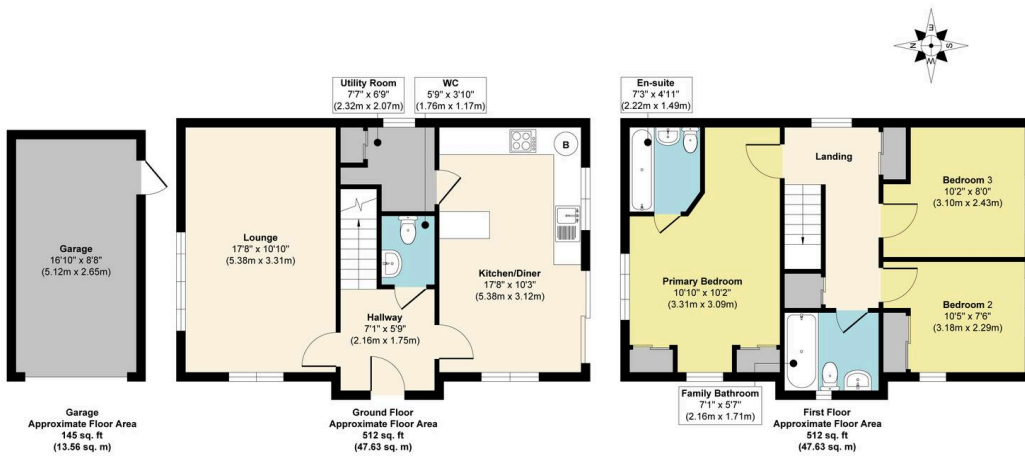
Driveway

1 Parking Space

Driveway – A low-maintenance monoblock driveway positioned to the side of the property, adjacent to the garage. Providing off-street parking for up to two vehicles, this practical space offers convenience for homeowners.



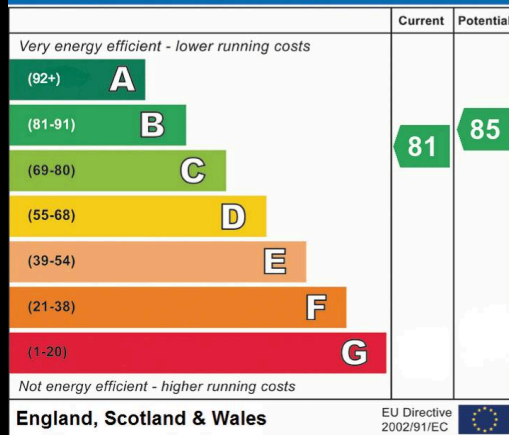
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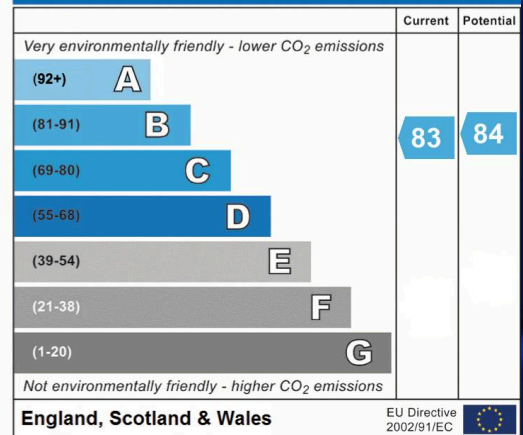
Approx. Gross Internal Floor Area 1169 sq. ft / 108.82 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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