



12 Armstrong Crescent, East Calder

Offers Over £350,000



# 12 Armstrong Crescent

## East Calder

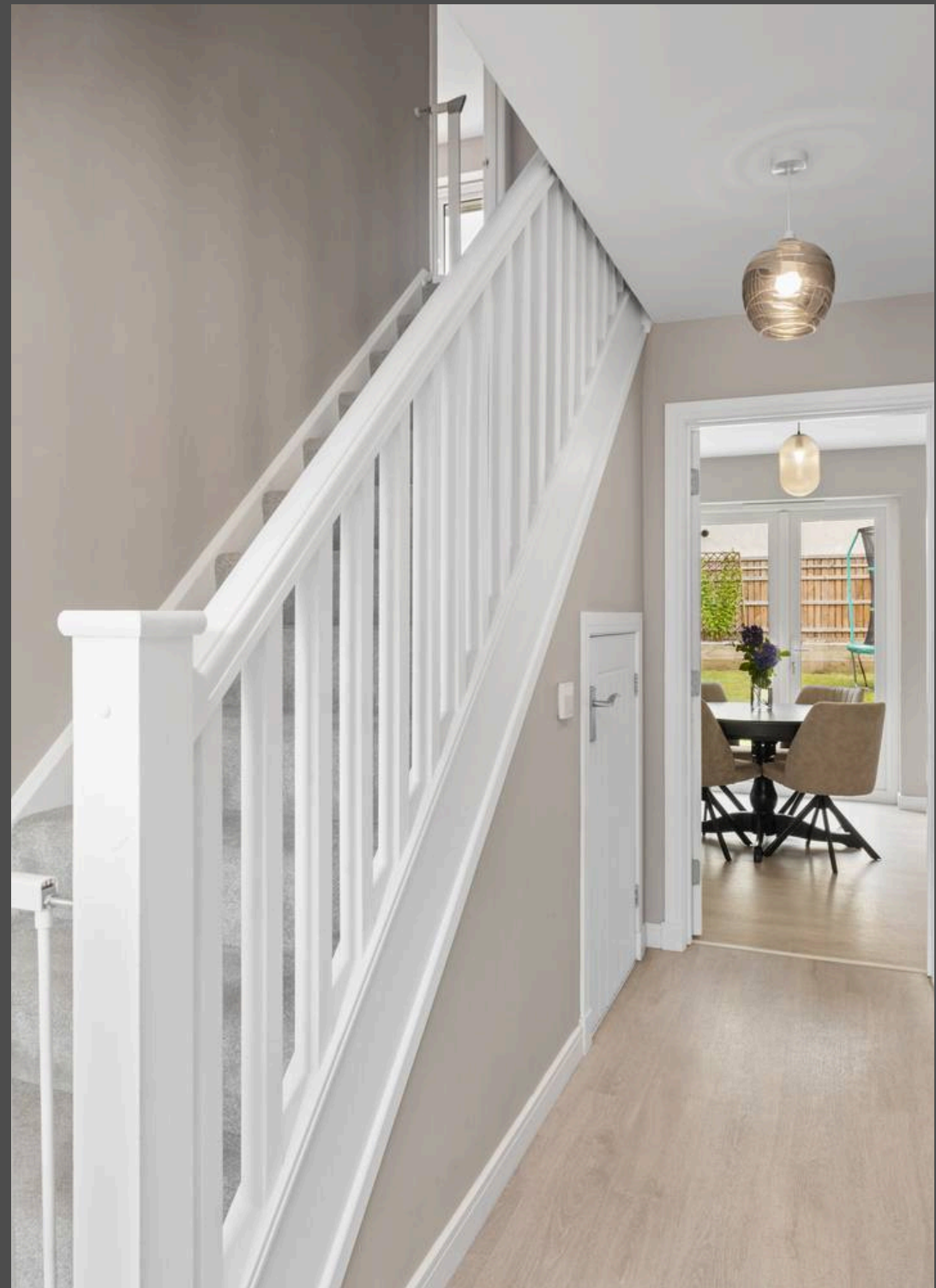
Welcome to Armstrong Crescent, a beautifully presented four-bedroom detached home located in the heart of Calderwood, East Calder. Built in 2023, this modern family home offers a perfect blend of style, functionality, and space, with a landscaped east-facing garden, double driveway, and garage with integrated utility space.

Upon entry, you're welcomed into a bright and spacious hallway that sets the tone for the rest of the home. To the right, the lounge offers a warm and inviting retreat. Fully carpeted and filled with natural light from the large front-facing window, this generously sized space easily accommodates two to three sofas, a media wall, making it ideal for family gatherings or quiet evenings in.

To the rear of the property lies the heart of the home: a sleek open plan kitchen and dining area. Fitted with high-gloss white cabinetry, chrome accents, and ample worktop space, the kitchen is complete with integrated appliances including a microwave, oven, dishwasher, fridge freezer, and a four-point induction hob with overhead extractor fan. The dining space comfortably fits four to six people, with double patio doors leading out to the landscaped rear garden perfect for effortless indoor-outdoor living and entertaining.

Adjacent to the kitchen, a door connects you to the single garage, which also houses a practical utility area with space for a washing machine, tumble dryer, and even an additional fridge freezer. The utility section also includes a basin and houses the boiler, making it a truly functional extension of the home.

Upstairs, the upper landing leads to four well proportioned bedrooms, all with built-in wardrobes. The principal bedroom features a fitted wardrobe, ample space for a king-size bed, bedside cabinets, and a chest of drawers. It also boasts a modern en-suite with a standing shower, full tiling, chrome accents, spotlights, a chrome heated towel rail, and a large made-to-measure mirror.



Bedroom two, currently styled as a child's room, can comfortably host a double or king-size bed and includes a full wall of mirrored sliding wardrobes. Bedroom three, currently set as an office, also features a double bed and its own fitted wardrobe, while bedroom four offers further flexibility, ideal as a guest room, nursery, or work-from-home space.

The contemporary family bathroom is finished to a high standard with full tiling, a three-piece suite including a bathtub with overhead shower, a large made-to-measure mirror, and chrome fixtures throughout. A large linen cupboard is located off the upstairs landing, providing excellent storage for towels, bed sheets, and household essentials. A stylish downstairs WC with half-height tiling, a chrome heated towel rail, and a full-width fitted mirror completes the internal accommodation.

Externally, the east-facing rear garden is fully enclosed and landscaped, creating a peaceful and private setting that enjoys sunlight throughout the morning and into the early afternoon. With a patio area ideal for outdoor dining or garden furniture, it's a great space for summer barbecues or relaxing in the fresh air.

Location-wise, this home is perfectly placed in the desirable Calderwood development in East Calder. Calderwood primary school and nursery are within walking distance, along with two nearby play parks, making it a fantastic option for families. Almondell and Calderwood Country Park is just a short drive away for nature lovers, while East Calder High Street offers local shops, cafes, and more. A shuttle bus service from the bottom of the street provides direct access to Kirknewton train station, ensuring seamless travel to Edinburgh and Glasgow. For drivers, the A71 and M8 motorway are close by, offering quick road links across the central belt.

Stylish, spacious, and superbly located, Armstrong Crescent offers a move-in ready home in one of West Lothian's most sought-after family neighbourhoods.

Council Tax band: F

Tenure: Leasehold

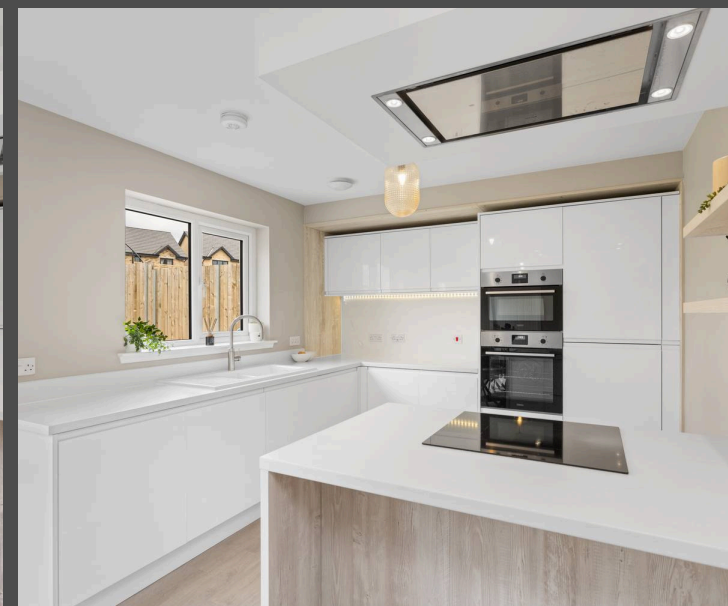
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B





- Garage
- Modern Open Plan Kitchen & Dining Area
- Four Generously Sized Bedrooms
- Walking distance to Calderwood Primaryschool
- Two car Driveway
- Excellent travel Links to Edinburgh and Glasgow





FRONT GARDEN

REAR GARDEN

GARAGE

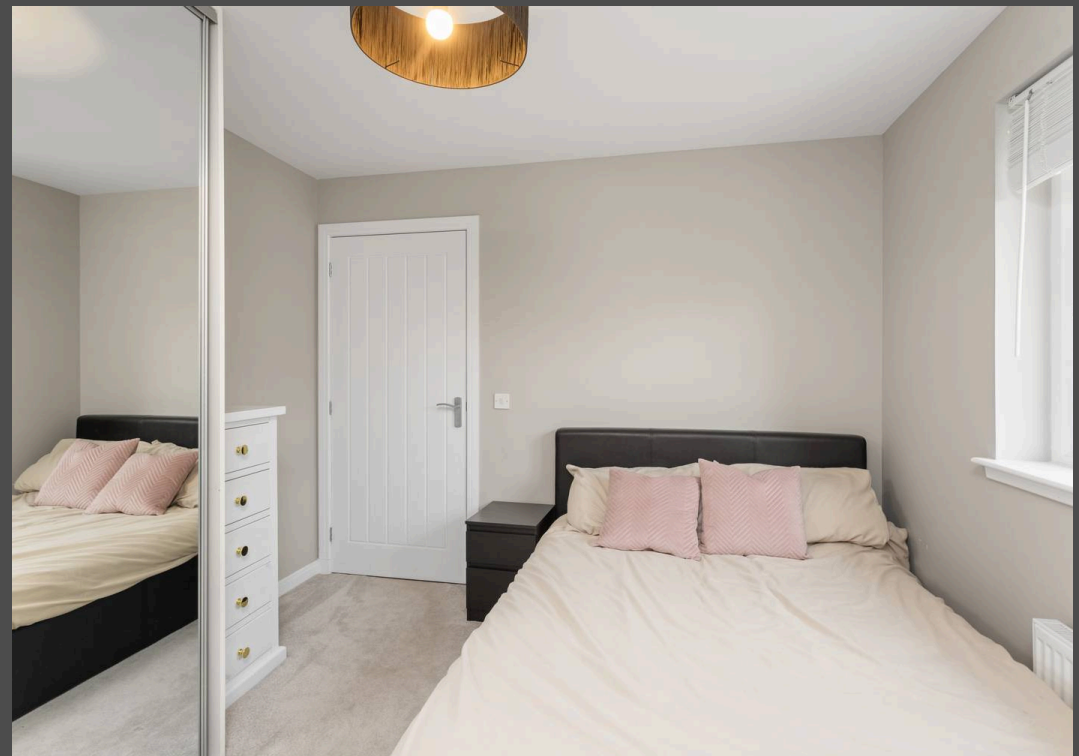
Single Garage

DRIVEWAY

2 Parking Spaces









Approximate Gross Internal Area (Excluding Garage)  
113.2 sq m / 1218 sq ft

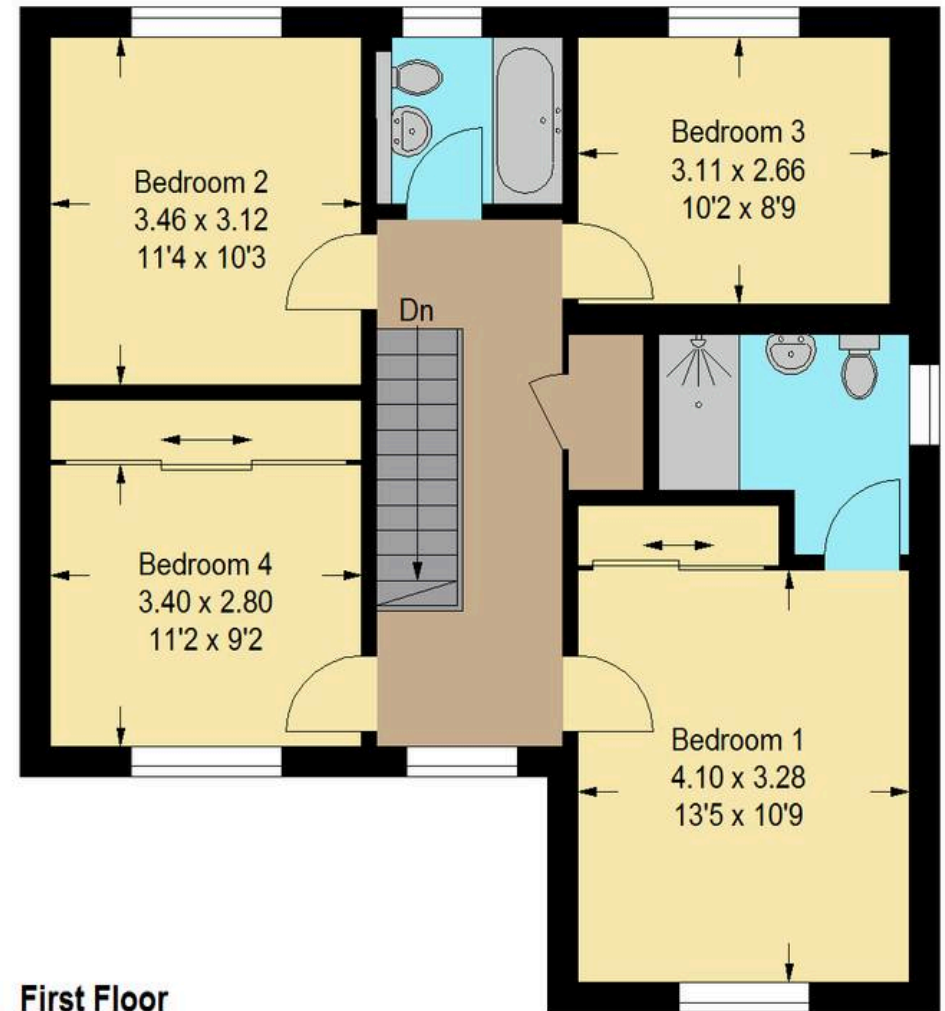
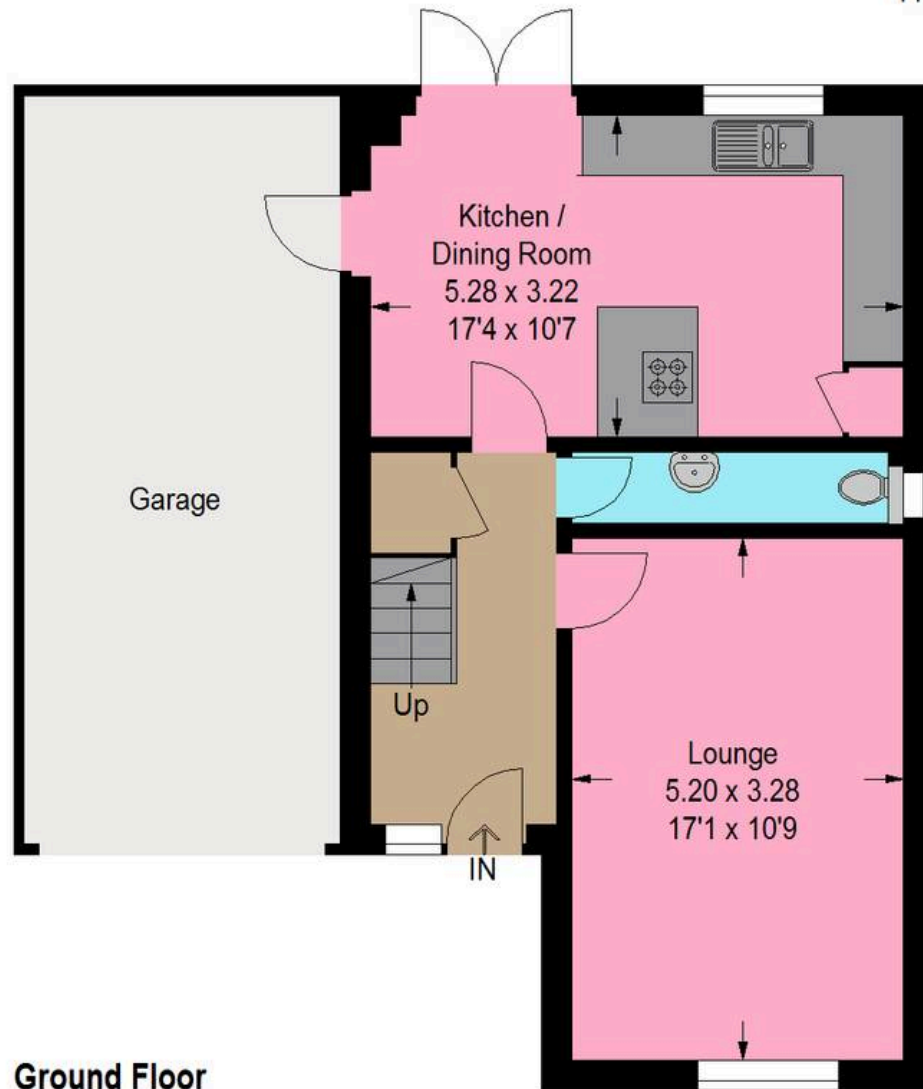


Illustration For Identification Purposes Only. Not To Scale (ID:1229021 / Ref:91118)





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