



60 Langton Grove, East Calder

Offers Over £350,000

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East Calder

Set within one of East Calder's most highly desirable modern developments, this exceptional four bedroom detached family home occupies a peaceful position on a private road, ensuring there is no through traffic and creating a wonderfully quiet setting for family life. Boasting a thoughtfully converted garage, an expansive and versatile layout, a monoblock driveway providing off street parking for two vehicles and a generous west-facing rear garden, this beautifully presented home offers an outstanding opportunity for growing families seeking both space and flexibility.

Stepping inside, you're immediately welcomed by a bright entrance hallway, where the home's neutral décor and exceptional sense of space become instantly apparent. To the front of the property sits the impressive lounge, an exceptionally generous reception room offering the perfect setting for both relaxing with family and entertaining guests. Flooded with natural light, this inviting space comfortably accommodates a variety of furnishings while maintaining a bright and airy atmosphere.

Continuing through the home, you'll discover the heart of the property a substantial open plan kitchen and dining area. Designed with modern family living in mind, this fantastic space offers an abundance of storage, crisp contemporary cabinetry complemented by wood-effect worktops, integrated appliances and neutral colour tones throughout. The same stylish flooring flows seamlessly across the entire ground floor, creating a cohesive and elegant finish. There is ample room for a large family dining table alongside additional furniture, making this a superb social space for everyday living and entertaining alike. Patio doors lead directly out to the generous west facing rear garden, allowing natural light to flood the room whilst creating the perfect indoor outdoor connection during the warmer months.

Positioned just off the kitchen is a practical utility room, providing further storage and laundry facilities whilst keeping the main kitchen beautifully organised.

The ground floor also benefits from a generously proportioned WC, finished in neutral tones and offering excellent convenience for family life. Owing to its size, there is excellent potential for this space to be converted into a wet room if required, providing future flexibility for downstairs living. A useful under stair storage cupboard further enhances the practicality of the home.



One of the standout features of the property is the thoughtfully converted garage, creating an incredibly versatile additional reception room. Whether utilised as a fifth bedroom, children's playroom, home office, snug, gym or hobby room, this flexible space can easily adapt to suit a growing family's changing needs. Ascending the staircase, the sense of space continues. Plush grey carpeting runs throughout the entire upper floor, creating a warm and contemporary finish. All four bedrooms are genuine doubles, each benefitting from built-in storage, making this home particularly appealing for larger families.

The generous principal bedroom is positioned to the front of the property and enjoys the luxury of its own private en-suite shower room, creating a peaceful retreat at the end of the day. The remaining three double bedrooms continue the home's impressive proportions, all offering excellent storage and flexible accommodation for family members or guests.

Completing the upper floor is the modern family bathroom, beautifully finished with full height tiling and an attractive four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC.

Externally, the west facing rear garden is a fantastic size and provides an excellent outdoor space for children to play, summer entertaining or simply enjoying the afternoon and evening sunshine. To the front, the home enjoys excellent kerb appeal with a monoblock driveway providing off street parking for two vehicles.



Langton Grove enjoys a prime position within the highly sought-after village of East Calder, offering the perfect balance of peaceful residential living and excellent connectivity. The property lies within the catchment area for the well-regarded East Calder Primary School and West Calder High School, making it an ideal choice for families. East Calder itself provides a variety of local amenities including shops, cafés, restaurants and recreational facilities, whilst the extensive retail and leisure offerings of Livingston, including The Centre Livingston and Livingston Designer Outlet, are just a short drive away. Commuters are well served by nearby railway stations at Kirknewton, Livingston North and Livingston South, providing regular services to Edinburgh and Glasgow, while the M8 motorway offers swift access across Central Scotland. The surrounding countryside and nearby Almondell & Calderwood Country Park provide an abundance of scenic walks and outdoor pursuits, further enhancing the appeal of this desirable village location.

Home Report Value- £365,000

EPC - B

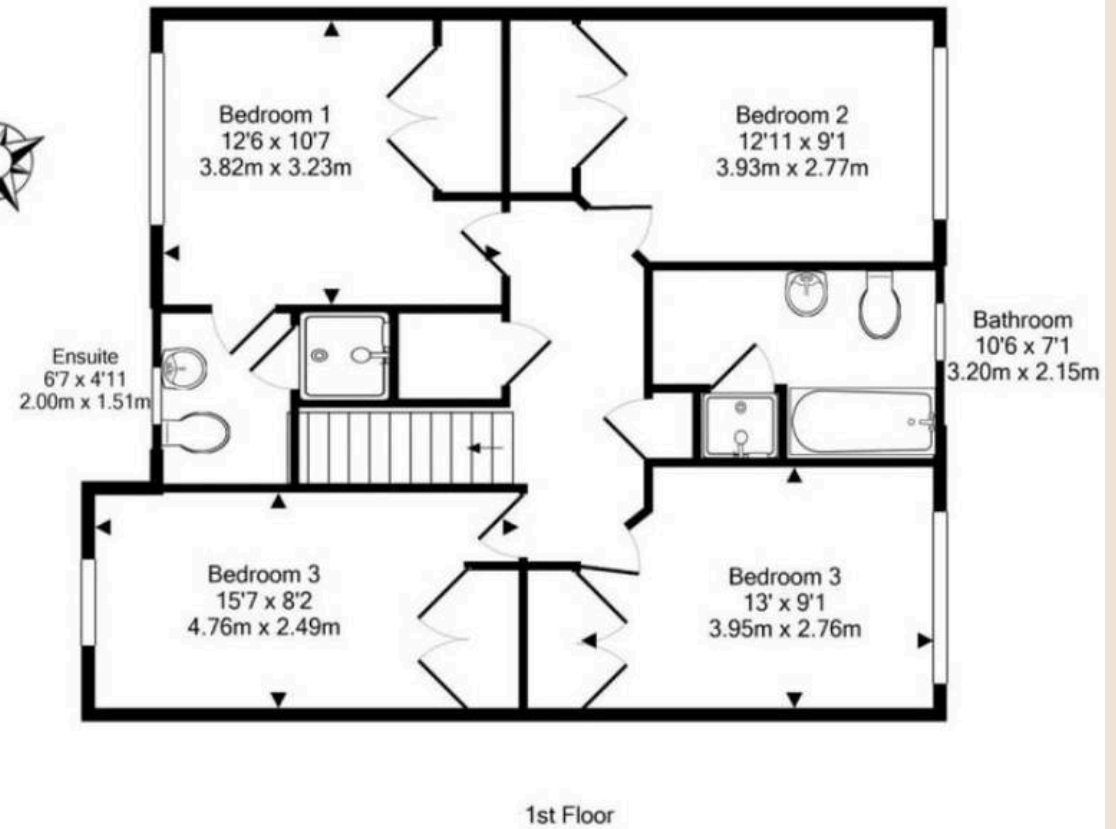
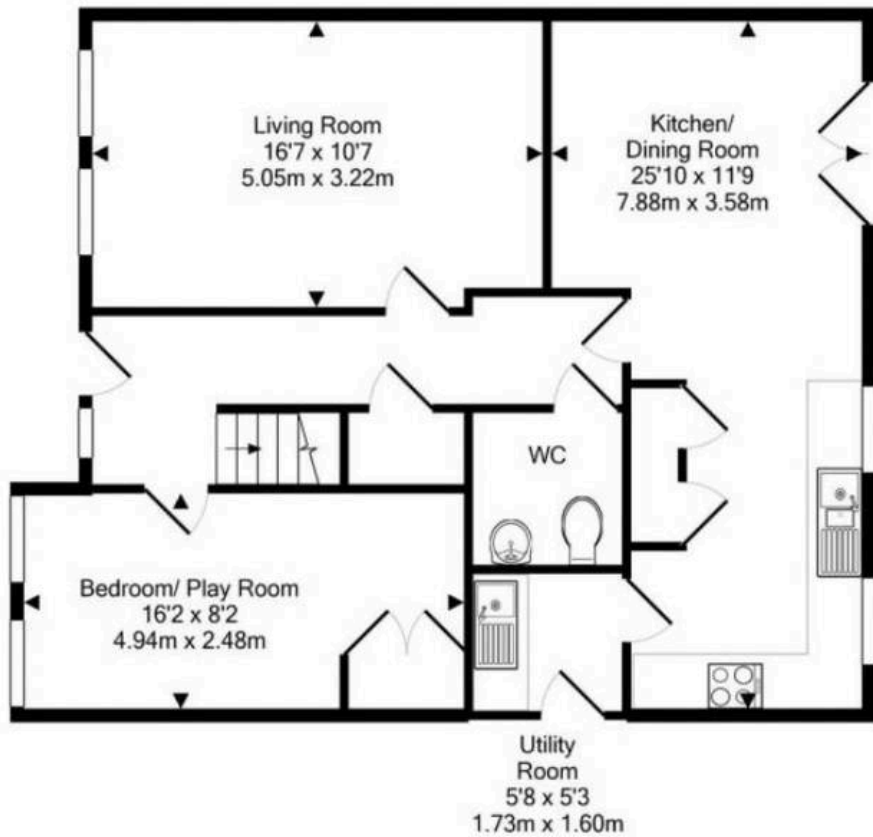
Council Tax Band - F

Square Ft- 1550/144m²

- Four Genuine Double Bedrooms With Built-In Storage
- Impressive Open Plan Kitchen And Dining Area
- Potential Fifth Bedroom, Home Office, Playroom Or Gym
- Situated Within A Highly Desirable Modern Development
- Close To Local Amenities, Schooling And Transport Links









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