



45 Nasmyth Park, East Calder

Offers Over £375,000

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An impressive and beautifully presented four bedroom detached family home, Nasmyth Park offers an exceptional standard of ground floor accommodation, combining generous proportions, contemporary styling and a particularly well considered layout designed for modern family life. From the moment you enter, the property has a bright and welcoming feel, with a consistent palette of soft neutral walls, crisp white woodwork, warm wood effect flooring and carefully selected lighting creating a polished yet comfortable interior.

The entrance hallway immediately sets the tone for the rest of the home. Generously proportioned and finished in fresh neutral shades, it provides an attractive and practical introduction to the property. Warm wood effect flooring runs through the space, complementing the white internal doors and woodwork beautifully. There is ample room for a substantial console table or sideboard, as demonstrated by the current arrangement, while still retaining a wide and comfortable walkway through the hall. The hallway connects naturally with the principal ground floor rooms and gives an immediate impression of a home that has been carefully considered and exceptionally well maintained.

The separate lounge is an excellent size and provides a superb principal reception room. Its generous proportions comfortably accommodate two full size sofas with considerable floor space remaining, meaning the room could readily take additional occasional seating, side tables and a substantial television or media arrangement without ever feeling overcrowded. The current furniture demonstrates particularly well just how spacious the room is, making it equally suitable for relaxed family evenings or entertaining a larger number of guests. The walls are finished predominantly in soft, warm neutral shades, complemented by a crisp white ceiling and matching woodwork, providing an elegant and versatile backdrop for a variety of furniture and decorative styles. A substantial front facing window allows excellent levels of natural daylight to fill the room, with a radiator positioned neatly beneath. Contemporary wall lights and a decorative central ceiling fitting provide additional layers of illumination and add character to what is an exceptionally comfortable and inviting living space.

Without question, one of the defining features of Nasmyth Park is the superb open plan kitchen, dining and family area. This is a genuinely impressive social space and forms the natural heart of the home, offering considerably more than simply a kitchen with space for a dining table. The proportions allow the room to function successfully as a cooking, dining, entertaining and informal living environment, making it particularly well suited to busy family life.

The kitchen itself has been finished in a sophisticated contemporary style, with extensive dark high gloss cabinetry creating a striking contrast against the lighter work surfaces, flooring and walls. A white metro style tiled splashback extends across the principal working areas, introducing a clean architectural feature while also providing a practical and easily maintained surface. Generous worktops offer plenty of preparation space, with the sink positioned beneath a window to benefit from natural light. The cooking area incorporates a gas hob and contemporary stainless steel extractor, while a bank of tall cabinetry houses built in cooking appliances and provides further valuable storage, maintaining the kitchen's streamlined and uncluttered appearance.



The kitchen area provides additional preparation space while doubling as a breakfast bar. Bar stools can be positioned comfortably beneath the extended worktop, making this the ideal spot for breakfast, children's meals, morning coffee or simply for guests to sit and socialise while food is being prepared.

Beyond the kitchen is a clearly defined and generously proportioned dining area. The current arrangement comfortably accommodates six people, with good circulation space around the table and chairs. Subject to the dimensions and style of furniture selected, there is scope for a larger dining arrangement seating approximately six to eight people, making this a particularly appealing space for family dinners, Christmas gatherings and entertaining friends. There is also room for additional freestanding dining furniture such as a sideboard, drinks cabinet or display unit if desired.

The dining space flows naturally into an informal family area, further demonstrating the flexibility and overall scale of the accommodation. There is sufficient room for relaxed seating and a television area, allowing family members or guests to remain together while meals are being prepared. Equally, this portion of the room could be used as a children's play area, reading corner or additional entertaining space depending upon the needs of the household. The continuation of the light wood effect flooring helps visually connect the kitchen, dining and family areas, creating a cohesive and particularly spacious environment.

Glazed doors provide direct access towards the garden and bring further natural light into the open plan accommodation. This connection between the house and garden is particularly attractive during the warmer months, when the doors can help create a natural flow between indoor and outdoor entertaining areas. For anyone who enjoys hosting family and friends, the combination of the large kitchen, breakfast bar, substantial dining area and garden access makes this one of the strongest features of Nasmyth Park.

The separate utility room is another significant advantage and provides an excellent amount of practical household space away from the main kitchen. A separate work surface and sink provide a useful secondary washing and preparation area, allowing laundry and other household tasks to be kept completely separate from the main entertaining kitchen. Tall cabinetry offers valuable storage for larger household items and cleaning equipment, while substantial double door storage provides further concealed space for coats, shoes, supplies and everyday necessities. Finished in light neutral shades with recessed ceiling lighting and practical flooring, the utility area maintains the same clean and contemporary presentation found throughout the remainder of the property.



The ground floor WC is highly practical and stylish. A striking deep blue feature wall behind the WC continues across the ceiling, creating a bold and sophisticated design statement and giving the room real personality. This rich colour is balanced beautifully by white walls to either side, ensuring the room remains bright and fresh, accompanied by a compact vanity unit and rectangular basin, while a marble effect splashback introduces an additional layer of texture and gives the room a more luxurious finish.

Moving upstairs, Nasmyth Park continues to impress. The landing itself is spacious and inviting, finished with soft neutral carpeting. The simple neutral decoration continues the clean, modern presentation established downstairs and provides a consistent flow throughout the property.

The main bedroom, is a particularly impressive room and offers the proportions expected from a principal bedroom in a substantial four bedroom family home. A large super king size bed is comfortably accommodated as the centrepiece of the room, yet importantly there remains excellent floor space around it, allowing for bedside tables on either side and maintaining generous circulation. One of the real strengths of this bedroom is its ability to take substantial furniture without appearing crowded.

The remaining bedrooms continue the property's excellent standard of presentation and offer genuine flexibility for a family. Another attractive double bedroom is shown accommodating a full double bed with bedside furniture on either side while retaining useful floor space. Soft carpeting, neutral walls and white woodwork keep the room bright, while the window is dressed with full length curtains and allows plenty of daylight into the space. There is also room for a full length mirror and additional freestanding furniture, demonstrating that this is a practical double bedroom rather than simply a room capable of fitting a bed.

A further double bedroom is equally well proportioned, currently arranged with a substantial bed and additional freestanding shelving. Particularly useful here is the fitted wardrobe storage, with large sliding doors providing valuable clothes storage without taking up the floor area that conventional opening wardrobe doors would require.



The fourth bedroom demonstrates just how versatile the accommodation at Nasmyth Park can be. Currently arranged as a combined home office, creative space and occasional sitting room, it is clearly large enough to fulfil a number of different purposes. The room accommodates a substantial desk with computer equipment, a second work or craft table, storage furniture and a generous armchair, while still retaining comfortable usable floor space.

The bathroom accommodation is finished in the same clean contemporary style. The room shown incorporates a modern white vanity unit with useful concealed storage and a broad rectangular wash basin, together with a contemporary WC and separate glazed shower enclosure. The shower area is particularly attractive, with marble effect wall panels introducing subtle pattern and a more luxurious finish against the otherwise restrained neutral decoration.

Upstairs as a whole is particularly successful because the four bedrooms offer genuine flexibility rather than compromising heavily on usable space. There is a notably generous principal bedroom, further comfortable double accommodation and a fourth room that can adapt easily between bedroom, nursery, study or homeworking space.

Completing the property is the rear garden, which provides an excellent extension of the family accommodation. Predominantly laid to lawn, it offers a substantial open area for children, outdoor furniture and general recreation, while timber fencing encloses the boundaries and provides a good degree of definition. Its relatively straightforward layout also gives a future owner plenty of opportunity to introduce planting, raised beds, children's play equipment or additional entertaining areas according to their requirements. Combined with the outstanding entertaining space and four bedroom first floor accommodation, the garden completes Nasmyth Park as a particularly attractive, spacious and highly practical modern family home.

Home Report Value- £395,000

EPC - B

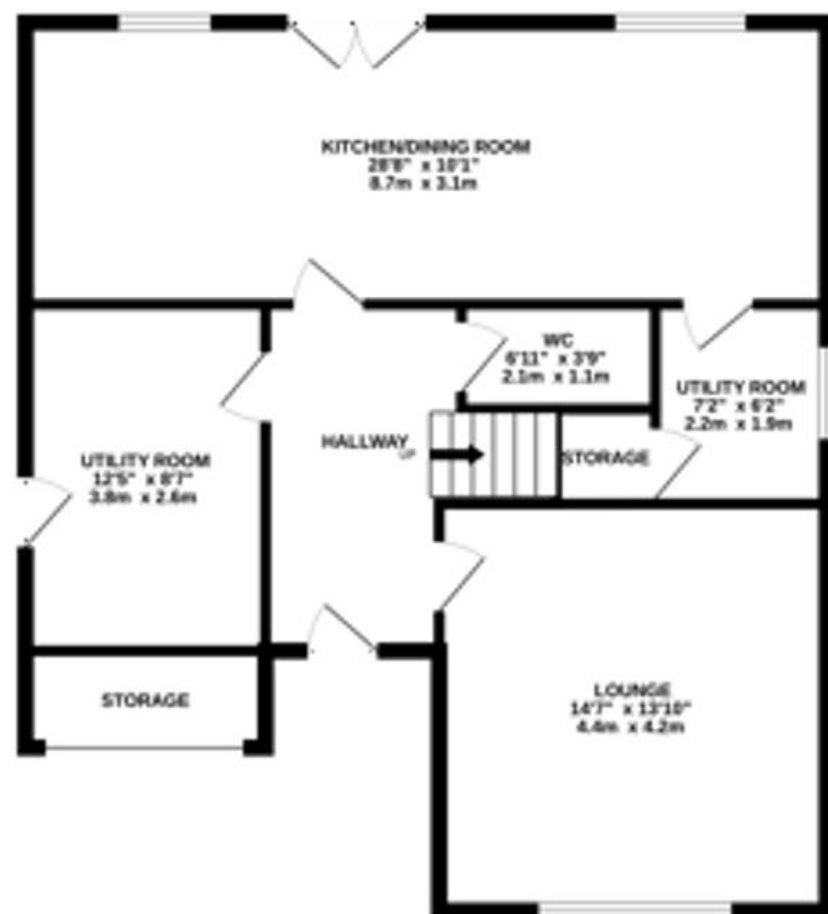
Council Tax Band - F

Square Ft- 1615/ 150m2

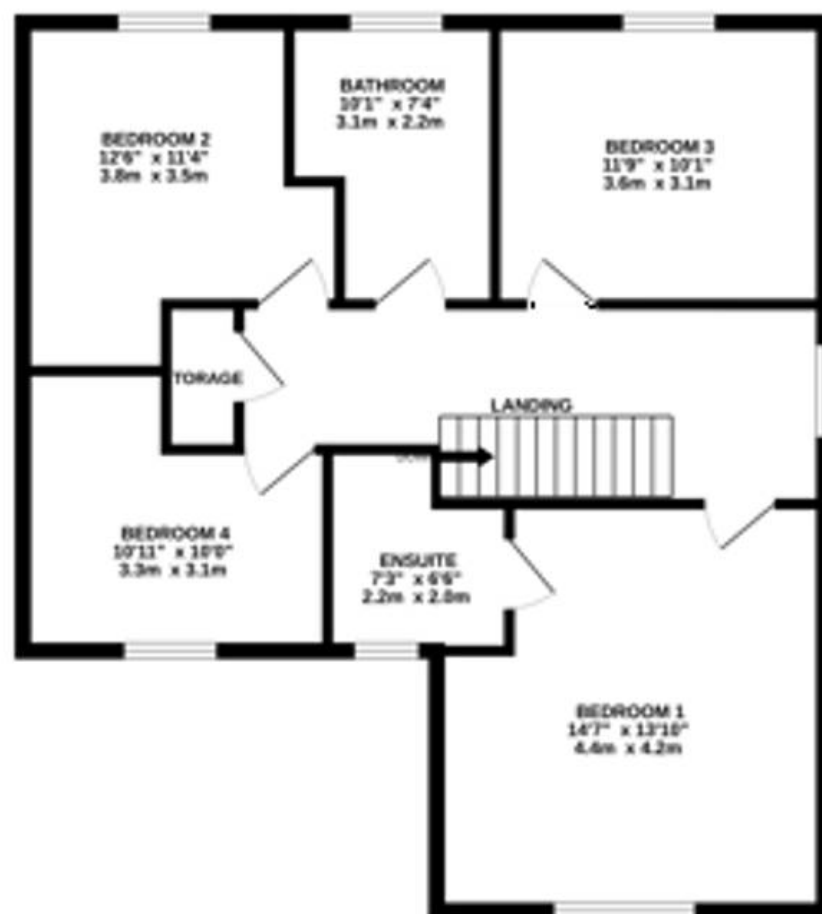




GROUND FLOOR



1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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