



East Calder | Ormiston Drive | Offers Over £215,000

Discover this charming 3-bed semi-detached family home, featuring a bright sunroom, private driveway, garage, and stunning gardens.



Nestled in the heart of East Calder, West Lothian, 7 Ormiston Drive emerges as an exceptional semi-detached abode, presenting a great opportunity for families looking for a serene and comfortable dwelling. This splendid property boasts three well-proportioned bedrooms, a family-sized bathroom, and an alluring rear garden that exudes tranquillity with its lush lawn and mature foliage and high degree of privacy.

Upon arrival, the driveway leads to a single garage, providing ample parking and storage. The front garden, adorned with trees and shrubs, invites you into a welcoming entrance vestibule that flows into a spacious lounge. With a large window framing the picturesque outdoor space, the lounge offers generous dimensions, neutral decor, and plush carpeting, perfect for family gatherings.

The kitchen/diner is equipped with an integrated oven, hob, and hood along with space for additional free-standing appliances, ample cabinet space, and splashback tiles. It comfortably accommodates a dining table for family meals and social events. Further extending the living space, the sunroom with its panoramic garden views offers a peaceful retreat, while the utility room offers practicality for household chores and offers additional storage.

Upstairs, each bedroom is carpeted and well-appointed, with the master bedroom featuring dual-fitted wardrobes. Bedroom two is another double again with fitted wardrobes while bedroom three is a comfortable single with space for free-standing furniture. The family bathroom is complete with a white three-piece suite with an electric shower over the bath, ensuring a refreshing start to the day.

The rear garden is a verdant oasis, fully enclosed to offer safety for children and pets. It's a sanctuary with a variety of trees, an inviting arbour, a charming water feature, and multiple seating areas on the paved patio to soak up the surroundings.

Additional comforts include gas heating with a new boiler and water tank installed in May 22, and double glazing throughout, ensuring this home is not only beautiful but energy-efficient. For families seeking a property where comfort converges with lifestyle, 7 Ormiston Drive is an opportunity not to be missed.





Extras: Floor coverings, blinds, light fittings, integrated oven, hob, hood, free-standing dishwasher, washing machine, 2 fridge/freezers, fridge, arbour and the water feature.

Location: East Calder is a charming village located in West Lothian, approximately 13 miles west of Edinburgh and 7 miles east of Livingston. Its strategic position near the A71 makes it ideal for commuters who work in Edinburgh, Livingston, and the surrounding areas. The village benefits from nearby access to the M8 motorway and close proximity to rail services at Kirknewton and Livingston South, providing convenient transport links across the central belt.

East Calder has maintained a traditional village feel while experiencing growth and modern development in recent years. The blend of historical charm and modern amenities gives the village a unique character. With a growing population, it attracts families, professionals, and retirees alike who seek a quieter lifestyle while remaining close to major urban centres.

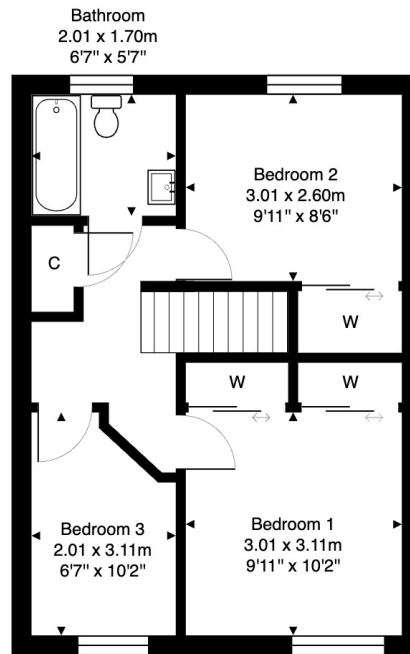
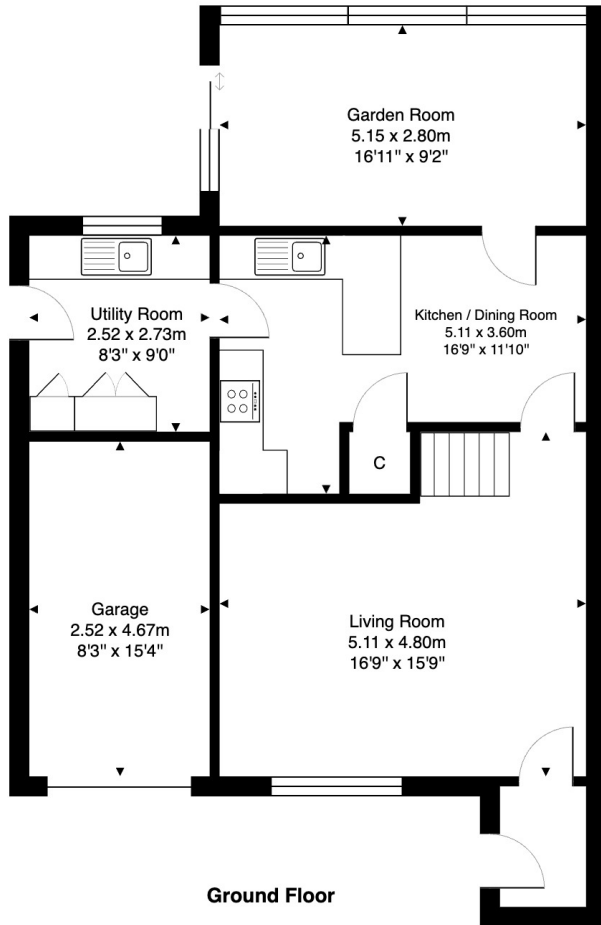


East Calder is well-serviced with a variety of local shops, supermarkets, cafes, and pubs that cater to the needs of its residents. For families, East Calder is home to East Calder's newly built Primary School, and for secondary education, children typically attend the nearby highly desirable West Calder High School. In addition, there are numerous childcare options, including nurseries and after-school programs, providing support for working parents.

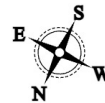
East Calder is surrounded by picturesque countryside, offering numerous outdoor activities for nature lovers. Almondell & Calderwood Country Park, one of the key attractions, offers scenic walks, woodland trails, picnic areas, and wildlife watching. The park is a popular destination for families, dog walkers, and those looking to enjoy the outdoors. Additionally, East Calder has well-maintained local parks and sports facilities, contributing to an active community life.



7 Ormiston Drive, East Calder, EH53 0RN



First Floor



Total Area: 114.8 m² ... 1235 ft²

All measurements are approximate and for display purposes only.



All Enquiries

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