

Turpie
&Co



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Calder Road, Bellsquarry, EH54 9AD

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Calder Road, Bellsquarry



Peacefully positioned within the historic village of Bellsquarry, this exceptional four-bedroom detached home has been beautifully extended and upgraded to create an outstanding family residence offering luxurious contemporary living, impressive entertainment space, and beautifully landscaped gardens.

Thoughtfully designed with modern family life in mind, the generous living spaces flow effortlessly throughout, creating a highly sociable and versatile environment to accommodate varying needs of busy family life. Occupying a generous plot, the property combines style, flexibility, and lifestyle appeal in a sought-after setting.

Bellsquarry is a historic estate which skirts the town of Livingston, giving the location a peaceful semi-rural community feel whilst remaining within walking distance of excellent shopping, dining, leisure, and social amenities.

What's special about this house

- Exceptional detached family home, extended to create flexible and sociable living spaces.
- Spectacular open-plan kitchen, dining, and living area forming the heart of the home, enhanced by a wall of bi-fold doors opening directly onto the south-facing garden. A substantial utility room offers excellent storage and external access.
- Elegant front-facing living room featuring an attractive electric fire creating a warm and inviting focal point.
- Four generous double bedrooms (three benefitting from en-suite facilities) including a luxurious principal suite with walk-in wardrobe, freestanding bath, and private south-facing balcony.
- Beautifully maintained south-facing rear garden with extensive decking, seating areas, and a versatile garden room with bi-fold doors providing additional living space, suitable for relaxing, entertaining or working from home.
- Generous driveway and double detached garage with adjoining store room.









Location and Amenities

- Livingston offers excellent shopping, social, sport and leisure facilities.
- Close proximity to the M8 motorway gives easy access to Edinburgh (19 miles) and Glasgow (33 miles).
- Mainline rail connections from Livingston South station (0.9 miles) and West Calder station (2.8 miles).
- National and international flights from Edinburgh Airport - just 12 miles away.
- Nature walks in Bellsquarry Wood within walking distance; Almondell and Calderwood, Beebraigs and Polkemmet country parks are all a short drive away.

“A beautifully extended home, where the generous living areas flow together to effortlessly accommodate all the varying needs of busy family life.”

Home Report valuation	£600,000
Internal floor area	211m ²
School catchment	Bellsquarry Primary School The James Young High School
EPC Rating	C
Council tax band	E
Train station	Livingston South

Extras

All floor coverings, light fittings, blinds, curtains, integrated oven/hob, dishwasher, washer/dryer, integrated fridge and freezer are included



Dimensions

Ground Floor


Open Plan Room	8.28 x 6.58m
Utility Room	3.01 x 2.90m
Living Room	4.70 x 3.52m
Bedroom 3	4.15 x 3.52m
En-suite	1.01 x 2.14m
Bedroom 4	3.50 x 2.83m
Bathroom	1.77 x 2.47m
Garage	6.00 x 5.18m
Garden Room	4.34 x 4.14m

First Floor

Bedroom 1	5.37 x 4.70m
En-suite	2.19 x 2.41m
Walk-in Wardrobe	3.62 x 1.19m
Bedroom 2	4.88 x 4.66m
En-suite	2.04 x 3.83m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



Turpie Co  Pioneers in Property



Jenna Turpie
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.