



117 Langton View

East Calder EH53 0RB

Offers Over £274,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent family home is offered from this well presented and spacious detached villa, situated in a highly sought after area and within easy reach of schools and amenities. The accommodation provides well proportioned rooms throughout, freshly carpeted, newly refurbished bathroom and large feature sun room to rear. There is a good sized, fully enclosed garden to rear with sunny position. Easy access for Edinburgh commuting via nearby A71 and rail services at Kirknewton. Nearby Livingston provides a host of amenities, retail, leisure and recreational outlets. Early/flexible entry. Chain free.

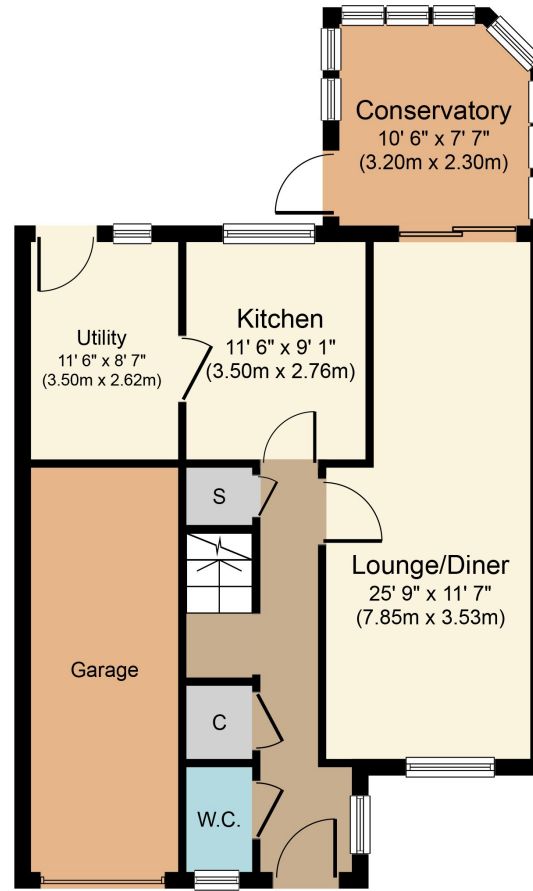
- **Entrance e hall & W.C.**
- **Large lounge/dining**
- **Sun Room**
- **Fitted kitchen**
- **Utility**
- **Three bedrooms**
- **Modern bathroom**
- **Garage/remote door/driveway**
- **Attractive gardens**
- **Council Tax Band E**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk

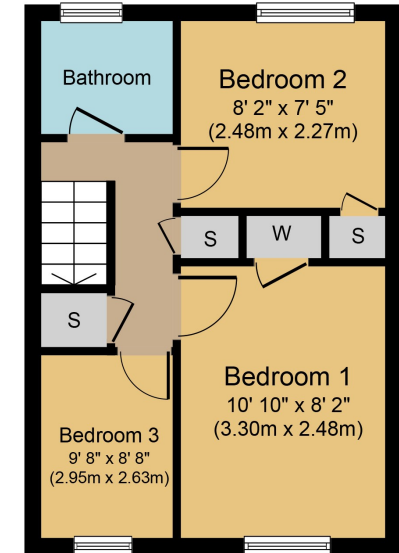


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Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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