




2 BED


1 BATH

EPC

C

33 REDCRAIG ROAD
East Calder, West Lothian, EH53 0QX

DAVIDSONS




Set within a cul-de-sac in an established residential development on the edge of East Calder, this mid-terraced house offers two bedrooms, a living room, a kitchen, and a bathroom, plus a low-maintenance garden and a private driveway. The home represents an ideal opportunity for first-time buyers, professionals, couples, young families, and rental investors alike.

A hallway welcomes you into the property, accommodating handy under-stair storage and presented with neutral décor and wood-styled flooring. Straight ahead, you step into a living room, where space is provided for a choice of lounge furniture, all arranged around an elegant fireplace set against attractive accent wallpaper. The room is further enhanced by neutral décor and wood-styled flooring, and it benefits from French doors opening onto the garden. In the neighbouring kitchen, off-white wall and base cabinets are accompanied by contrasting granite-inspired worktops and monochrome splashback tiling. Provision is made for freestanding and undercounter appliances, of which a cooker, a fridge, a freezer, and a washing machine are included.



PROPERTY FEATURES

- Mid-terraced house in East Calder
- Entrance hall with storage
- Living room with French doors onto garden
- Bright kitchen
- Double bedroom with built-in wardrobe
- Good-sized single bedroom
- Bathroom with shower-over-bath
- Low-maintenance rear garden
- Private front driveway
- Gas central heating system
- Double-glazed windows





**SET WITHIN A CUL-DE-SAC IN
AN ESTABLISHED RESIDENTIAL
DEVELOPMENT ON THE EDGE
OF EAST CALDER**







On the first floor, a landing leads to two bedrooms and a bathroom. Both bedrooms are neutrally decorated, whilst the larger of the two is carpeted for optimum comfort underfoot and accommodates a built-in wardrobe. Finally, the bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a low-maintenance rear garden and a private front driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale.



EAST CALDER, WEST LOTHIAN

Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities including a selection of convenience stores, a post office, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. And of course, East Calder is just a short drive from the extensive shopping and leisure facilities in nearby Livingston. Thanks to its semi-rural location surrounded by picturesque countryside, East Calder is the ideal base from which to enjoy the great Scottish outdoors. The Almondell & Calderwood Country Park offers fun for all the family, or why not visit the red deer and highland cattle at Beecraigs Country Park in nearby Linlithgow. For culture-vultures West Lothian boasts an abundance of attractions, ranging from historic castles and settlements to contemporary music, theatre and art. The town is within the catchment area for well-regarded schools at primary and secondary level. The town is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Livingston South) provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, East Calder is ideal for commuting to Edinburgh and also enjoys swift and easy access to the M8/M9 motorway network, the Forth Road Bridge and Edinburgh Airport.

DAVIDSONS

SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

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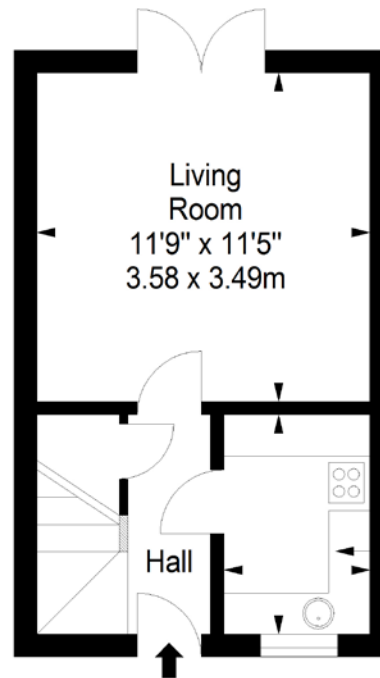
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DISCLAIMER

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

Ground Floor
Approx. 22.5 sq. metres (242.2 sq. feet)

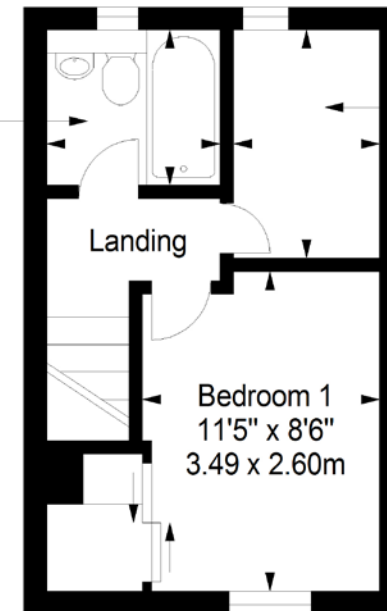


Living Room
11'9" x 11'5"
3.58 x 3.49m

Hall

Kitchen
7'11" x 5'3"
2.41 x 1.60m

First Floor
Approx. 22.5 sq. metres (242.2 sq. feet)



Bathroom
6'4" x 5'6"
1.92 x 1.68m

Landing

Bedroom 1
11'5" x 8'6"
3.49 x 2.60m

Bedroom 2
8'1" x 5'1"
2.47 x 1.56m

Total area: approx. 45.0 sq. metres (484.4 sq. feet)