



Narnia

107 Main Street
East Calder EH53 0EP
Offers Over £ TBC

Caesar & Howie
Solicitors & Estate Agents



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Spacious and versatile upper flat in great central location and with open views to rear. Excellent first buy or investment. The flat benefits from a secure private entrance stair and the large lounge/dining has open views over parklands. Bedrooms are all well proportioned and there is a section of garden to the rear/side, mainly shrubs. It is ideally placed for local shops, amenities, public transport, schools and commuter routes. Immediate/flexible entry. Chain free.

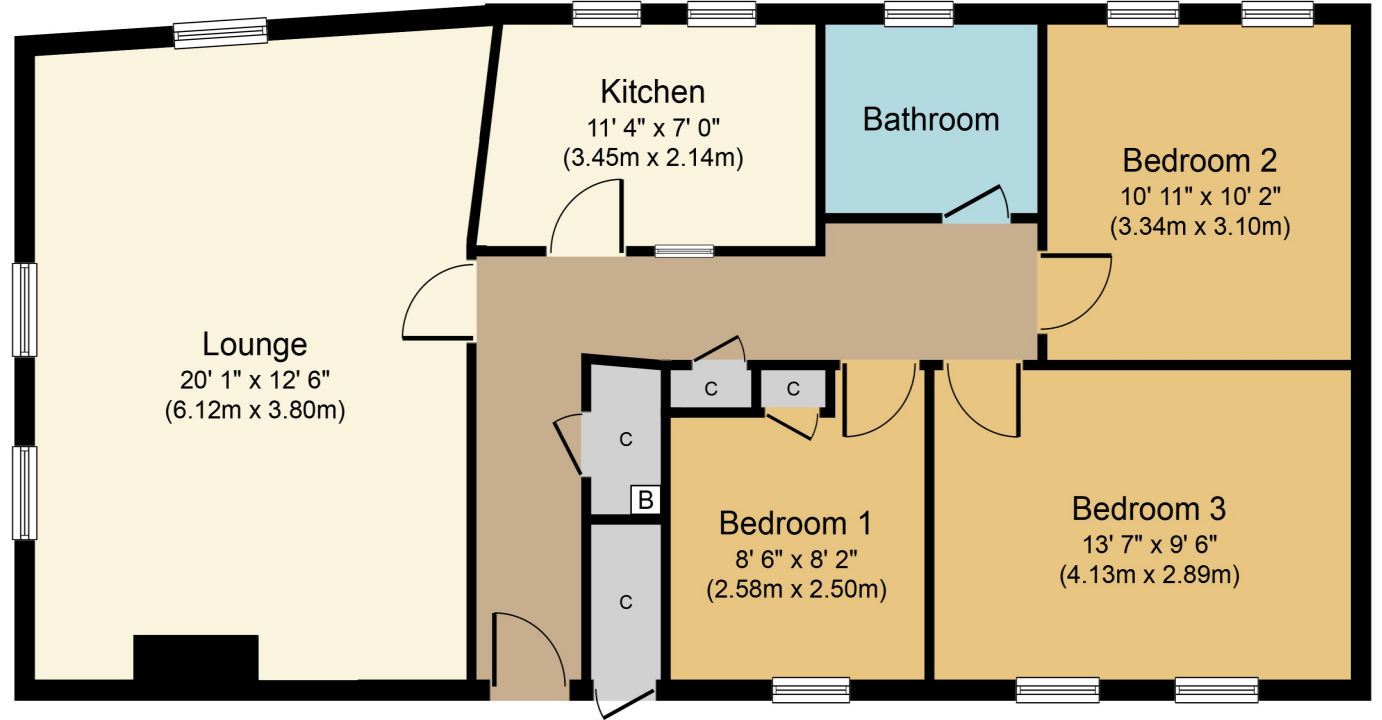
- **Secure private entrance. (2 Cupboards)**
- **Hallway/storage/boiler**
- **Large bright lounge/dining**
- **Kitchen**
- **Three bedrooms**
- **Bathroom**
- **GCH & DG**
- **Attic space**
- **Garden section at rear**
- **On street parking**
- **Gate access to parkland at rear**
- **Council Tax Band B**

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



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First Floor

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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