





This fantastic terrace house is an established residential area of East Calder. A spacious property, ideal for first time buyers or investors, or those looking for a small renovation project. This home is ideal for many needs and offers versatile living. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroom property to the market.

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Front Garden

The welcoming approach has a paved path, leading to the front door. Finished with grass and bushes.

Entrance Hallway

Entry to this inviting hallway is through a glazed door which allows natural light to enter. The modern décor begins with grey walls. An under stair cupboard provides storage space, complemented by a further built in cupboard with light in the hall area. A ceiling light, a radiator, a power point, and a smoke detector complete the hallway.

Lounge Diner

25' 11" x 11' 5" (7.91m x 3.47m)

7.908m x 2.337m widening to 3.471m (25'11" x 7'08" widening to 11'04") This spacious main living space has been finished with grey walls. A large window to the front and a window to the rear, allowing lots of natural light into the room, being further enhanced by two ceiling lights. Two radiators, a smoke detector and power points also provided.

Kitchen

9' 11" x 10' 0" (3.01m x 3.04m)

This kitchen has many wall and floor mounted units with light grey frontages, co-ordinating grey speckle work surfaces, blue tile splashback and decorated with grey painted walls and laminate flooring. There is an under counter double oven, a 4 ring gas hob, an integrated extractor hood, an integrated under counter fridge, an integrated under counter freezer and an under counter washing machine, which will all be included in the sale. Natural light enters from the window to the rear of the property which is complimented by ceiling downlights. The sink area comprises of a black sink and half with drainer and mixer tap. A glazed upvc door provides access to the rear. A radiator, smoke detector and power points complete this room.

Stairs and Landing

The décor continues with grey walls. A cupboard provides storage space. There is a ceiling light, a power point and an attic hatch to complete this area.

Family Bathroom

5' 7" x 6' 9" (1.71m x 2.05m)

This bathroom shower room has been finished with a cream papered wall and the majority cream tiled, and laminate to the floor. The window to the rear of the property allows in natural light and there is a ceiling light. The suite comprises of an electric shower over bath, a back to wall toilet and an in built sink. A radiator is also included.

Primary Bedroom

13' 5" x 9' 9" (4.09m x 2.97m)

This spacious room has grey walls. A window to the front of the property allows in lots of natural light and there is a ceiling light and a wall light. There is a built-in wardrobe, with hanging and shelving space. A radiator and power sockets are also provided.





Bedroom Two

9' 10" x 11' 1" (2.99m x 3.38m)

This lovely room has been finished with grey walls. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. There is an integrated wardrobe providing storage space. Power points and a radiator finish off this room.

Bedroom Three

10' 4" x 8' 2" (3.14m x 2.50m)

This great third double bedroom has been finished with grey walls. The window to the front of the property allows in natural light. There is an integrated cupboard, providing storage space for the room. Power points, a ceiling light and a radiator are included.

Rear Garden

This great outdoor space is paved, with steps leading down to a shed and the rear gate. Hedges edge the garden on two sides. This enclosed garden provides an excellent space to sit and relax or entertain.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

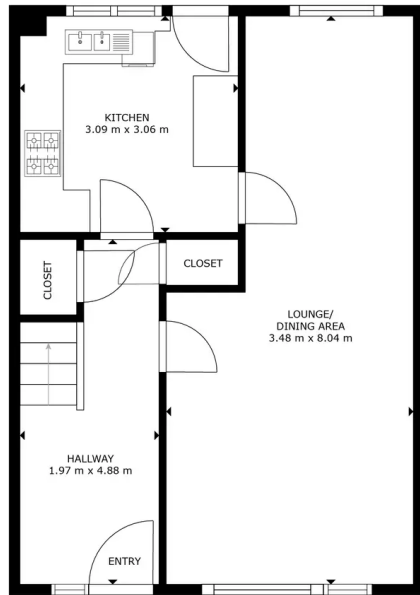
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

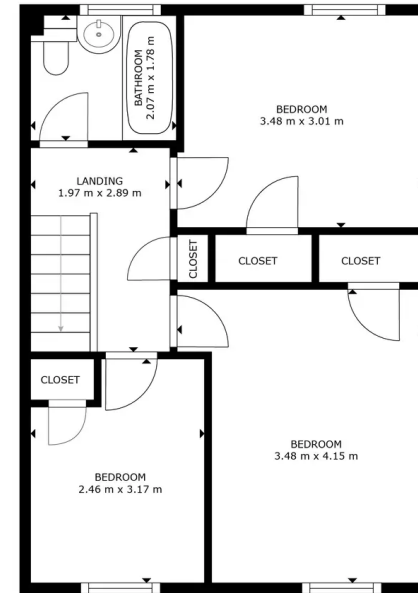
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 44 m²; FLOOR 2: 44 m²
 TOTAL: 88 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 44 m²; FLOOR 2: 44 m²
 TOTAL: 88 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.