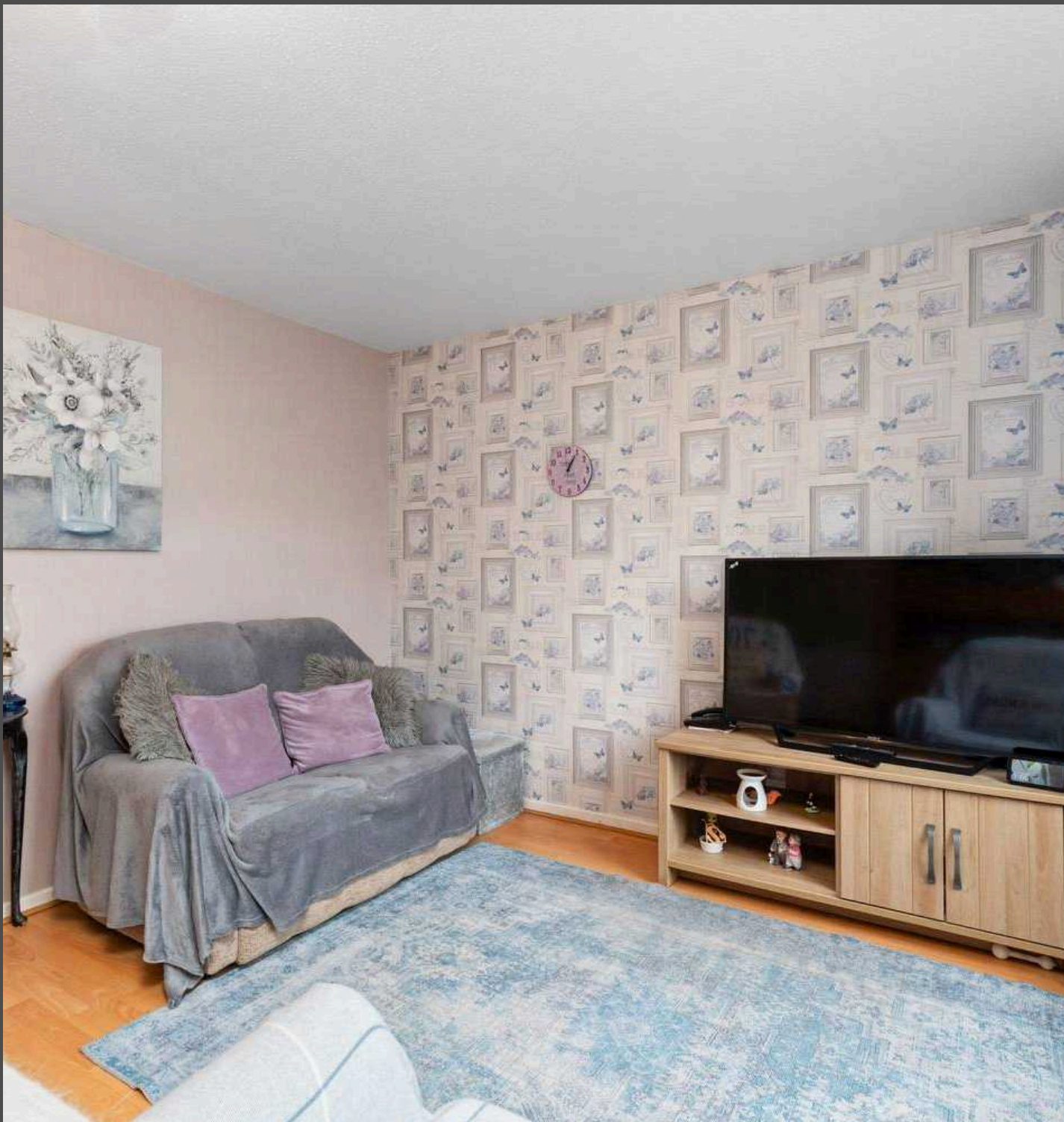




3 Overton Crescent, East Calder

East Calder

Offers Over **£160,000**



3 Overton Crescent

East Calder, East Calder

Nestled in the heart of East Calder, this charming two-bedroom mid-terrace home offers a fantastic opportunity, ready for its next owners to make it their own. Perfectly situated within easy reach of local amenities, the property is just a short distance from the train station and lies within the catchment area for three primary schools and two high schools, making it an ideal choice for families.

Upon entering, you're welcomed into a hallway with a cloakroom area, offering practicality and a warm first impression. This leads into the bright lounge, benefiting from large windows that flood the room with natural light. Flowing seamlessly from the lounge, the kitchen features ample cabinetry and worktop space, an additional storage cupboard, and a convenient breakfast bar. The kitchen is also large enough for a dining table—perfect for family meals or entertaining. A door from the kitchen opens to the private, east-facing garden, creating an inviting outdoor space to enjoy sunny mornings and relaxing afternoons.

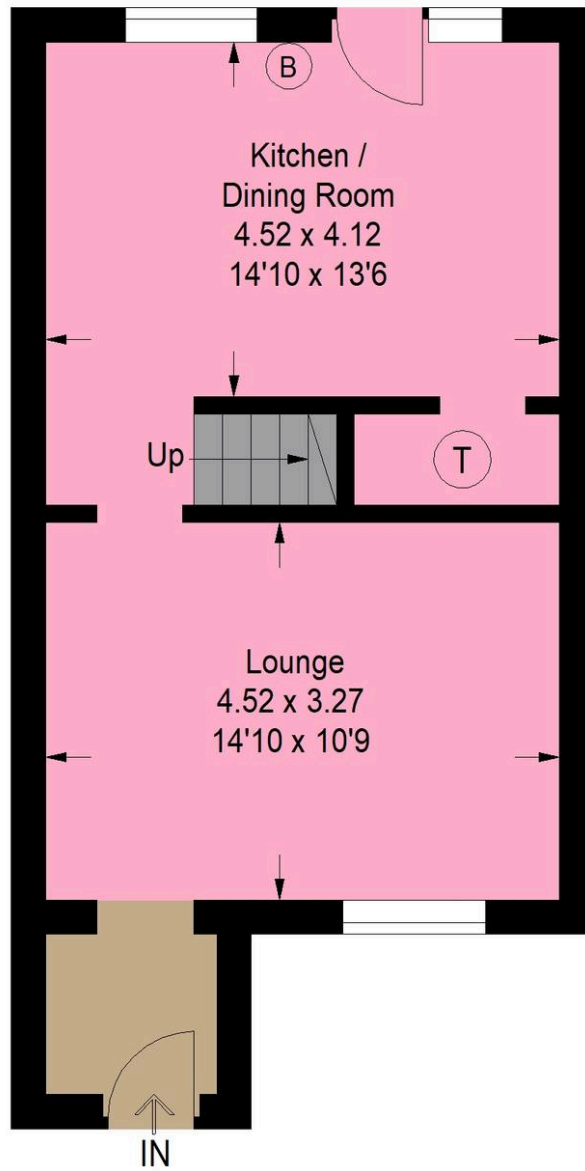


Upstairs, you'll find two generously sized double bedrooms and a family bathroom with a large shower, offering comfort and functionality. Completing the property is an allocated parking space, adding convenience in a well-connected location.

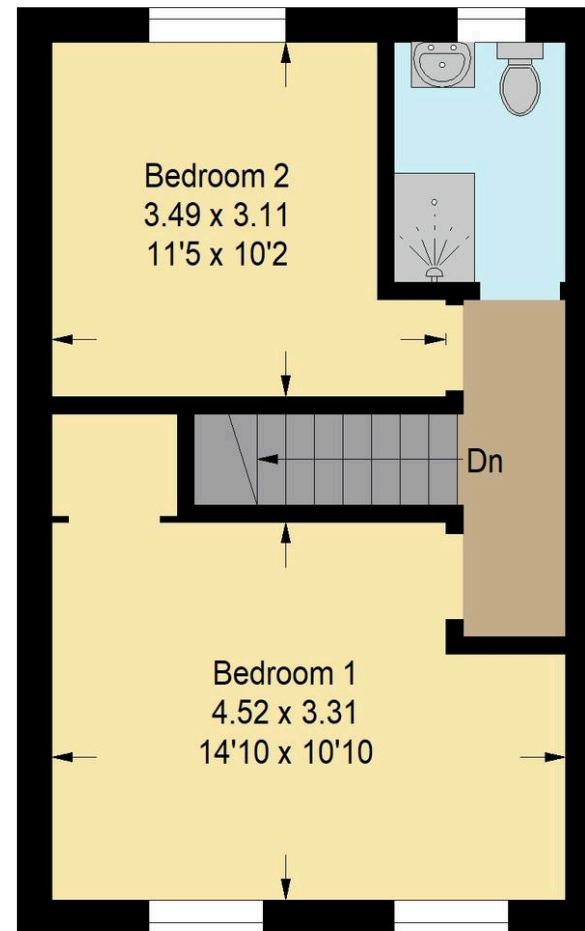




Approximate Gross Internal Area = 70.4 sq m / 758 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1143682 / Ref:89568)



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