





95 Redcraig Road, East Calder, Livingston EH53 0QX

Stunning 2-Bed Semi-Detached House with a Landscaped Rear Garden

Set in the tranquil location of East Calder, this delightful property is nestled in a peaceful location, whilst being close to local amenities. Sharon Campbell and RE/MAX Property bring this fabulous house to the market in Redcraig Road, East Calder, West Lothian, EH53 0QX. Early viewing is recommended.

The property comprises of:

- Vestibule
- Lounge
- Kitchen
- Bathroom
- Two Double Bedrooms
- Rear Garden

Council Tax band: TBD

Tenure: Freehold

Situated in the highly sought-after town of East Calder, which retains its unique village atmosphere, with a great sense of community is ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Kirknewton or Livingston South, a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. The local amenities include provides a health centre, a library, a pharmacy, a bowling club and a sports complex The Almondell and Calderwood Country Park and Cunnigar Park are easily accessible. The local school is at East Calder primary, and the catchment secondary school is at West Calder High. The adjacent village of Mid Calder offers a village shop, hairdressers, takeaways, restaurant, community hall, bowling club and public houses as well as play parks. Livingston town centre can be easily accessed on foot and has a more extensive range of shopping and other facilities.

Front Approach

The front aspect of this property allows for an inviting approach which has been finished mainly with a concrete stamped driveway, and steps leading to the front door.

Vestibule

Entering this lovely home, a vestibule embraces you warmly with its composite front door with decorative glazing. The modern décor begins with grey tile flooring and blue painted walls. There is cloakroom hanging space, a radiator, a window and a ceiling light.

Lounge

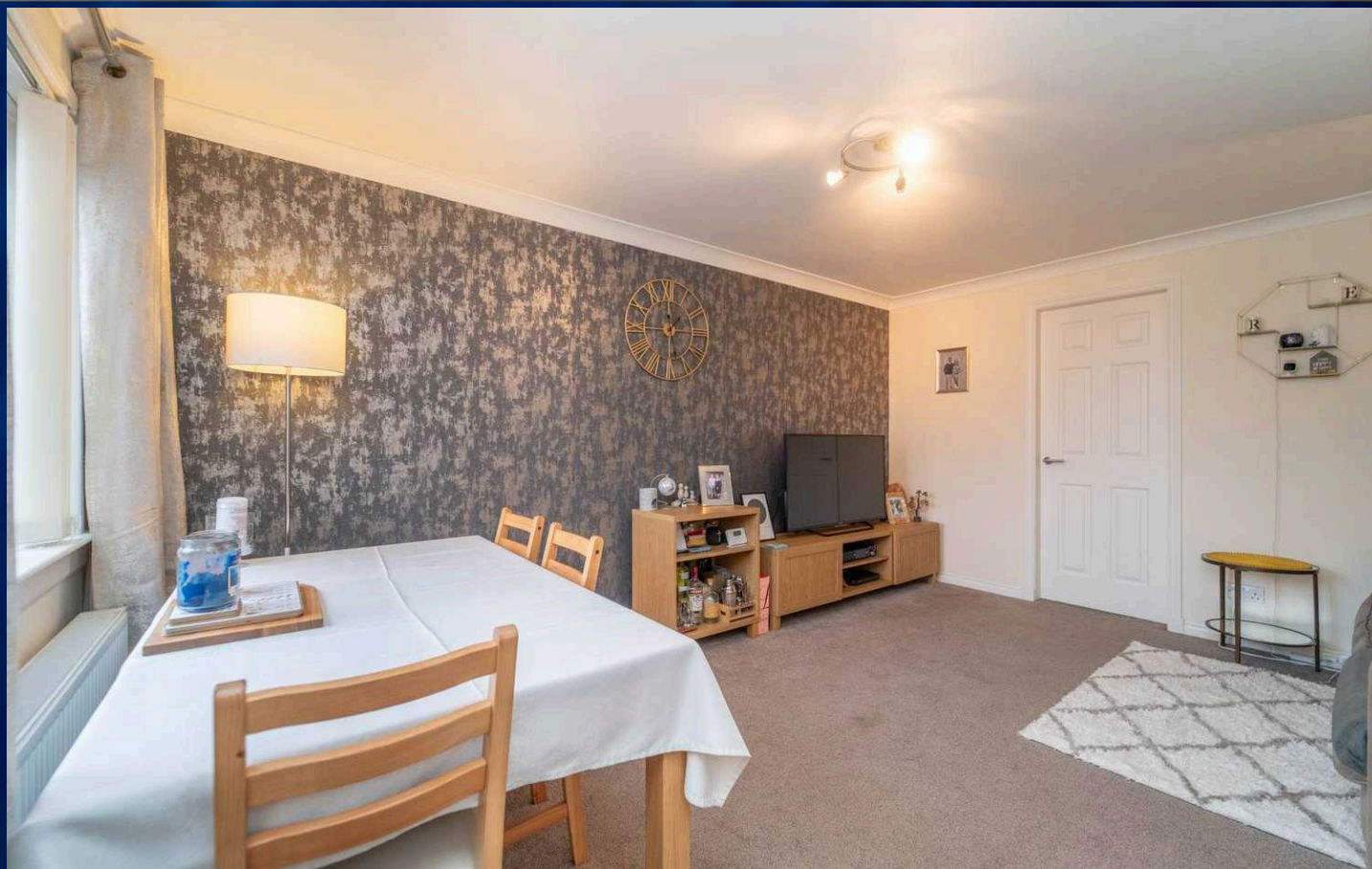
4.681m x 3.599m (15'04" x 11'09") Be prepared to be impressed by this fabulous room. It is wonderfully decorated with carpet to the floor, magnolia paint to some of the walls and one feature papered wall. A window to the front brings in natural light and there is ceiling lighting. A radiator, a smoke detector and power points are provided.

Kitchen

2.384m x 3.590m (7'09" x 11'09") An upgraded and modernised room featuring an undercounter oven, a four-ring electric hob, a stainless steel extractor hood, all included in the sale. There is also space for an undercounter washing machine and a tall fridge freezer. The work surfaces are a lovely wood laminate which coordinates with the dark grey metro tiled splashback. The décor continues with neutrally painted walls and light grey tiled floor. There is a window and a composite door to the rear bringing in lots of natural light, which is complemented by a ceiling light. Power points, a heat detector and a radiator complete this room.

Stairs and Landing

Leading up to the next floor is carpeted flooring paired with painted walls. A smoke detector, a ceiling light and an attic hatch are all included.



Main Bedroom

2.924m x 2.614m (9'07" x 8'06") This spacious room has been decorated with carpeted flooring and magnolia painted walls. A window to the front of the property allow lots of natural to stream in, and there is a ceiling light. An abundance of hanging and shelving space is provided by a built in wardrobe that also utilises the space above the staircase . A radiator and power points are also supplied.

Second Double Bedroom

2.087m x 3.609m (6'10" x 11'10") This good sized room with grey painted walls and a carpet to the floor. A window faces the rear of the property and there is a ceiling light. Power points, a radiator and a built in wardrobe complete this room

Bathroom

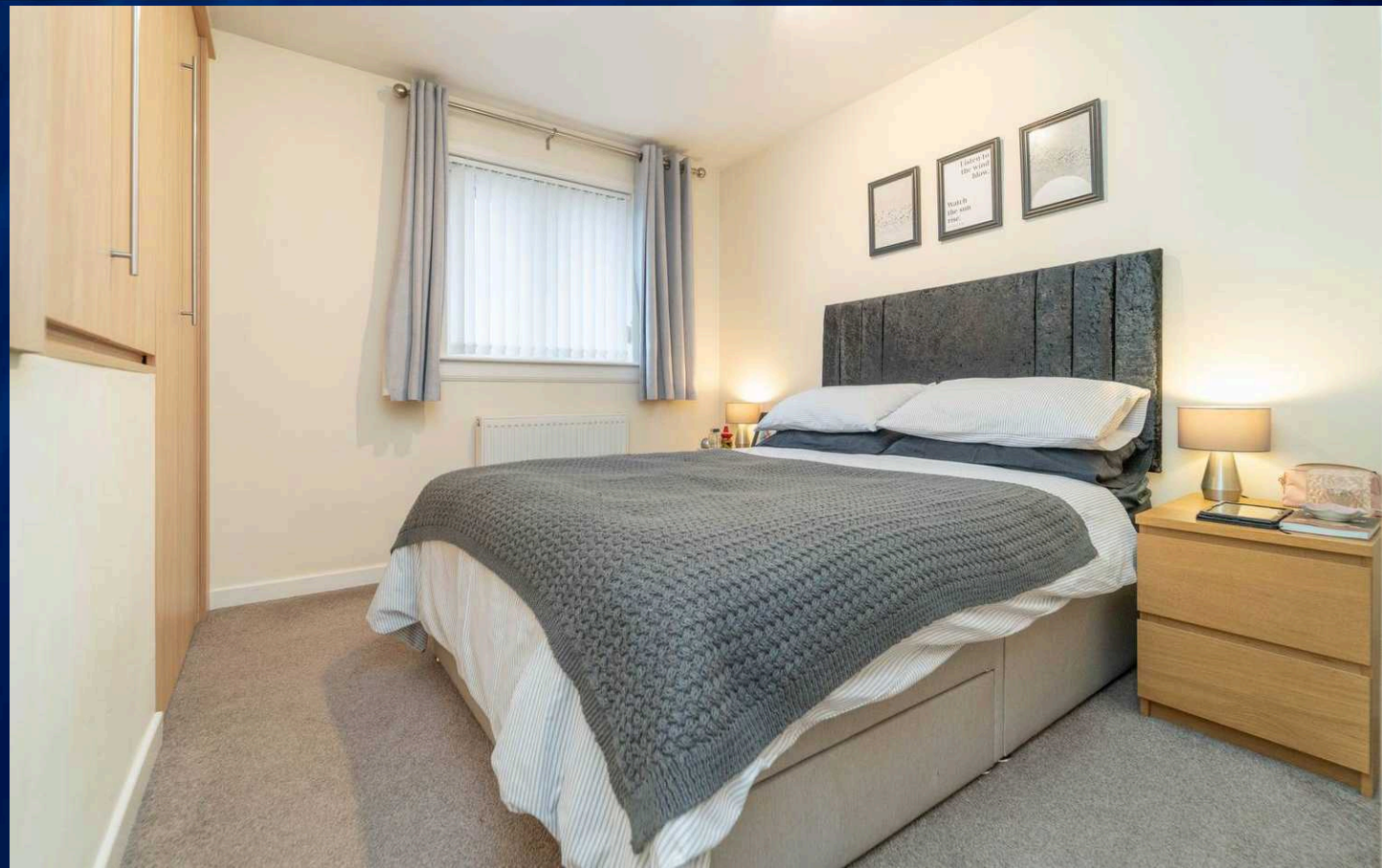
2.030m x 1.683m (6'07" x 5'06") This relaxing room has a neutral finish. There is cream tiled flooring and white painted walls. There is a bath with a wall mounted electric shower. A white pedestal sink and a white close coupled toilet complete the suite. A window to the side of the property brings in natural light and a ceiling light enhances this. A radiator is also included.

Rear Garden

The garden spans two paved levels, with the upper level featuring raised planting beds. A wooden fence encloses the space, and a side gate provides easy access. There is soffit lighting to the front and rear of the property, illuminating the outside areas. A great space to relax and entertain.

Additional Items

Tenure: Freehold. Council Tax Band: C. Factor Fee: 0 All fitted floor coverings, window blinds and the kitchen items mentioned 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. Any furniture omitted from this text is open to negotiation with the vendor.



VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

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.

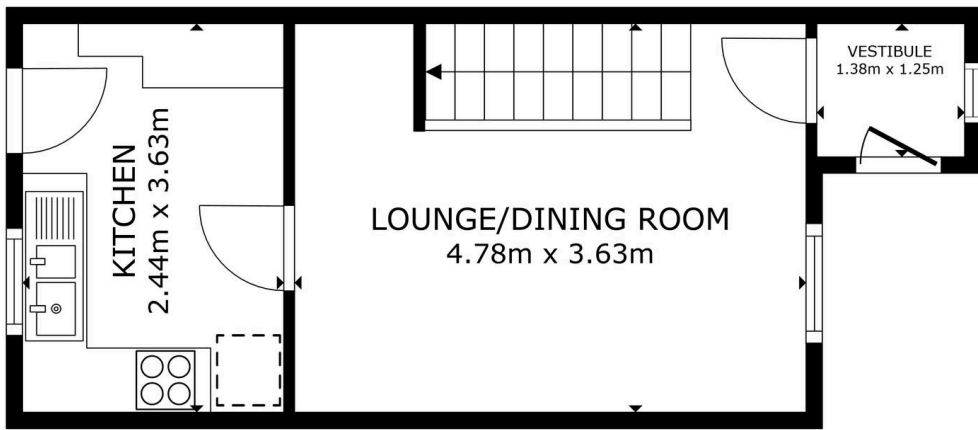
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.

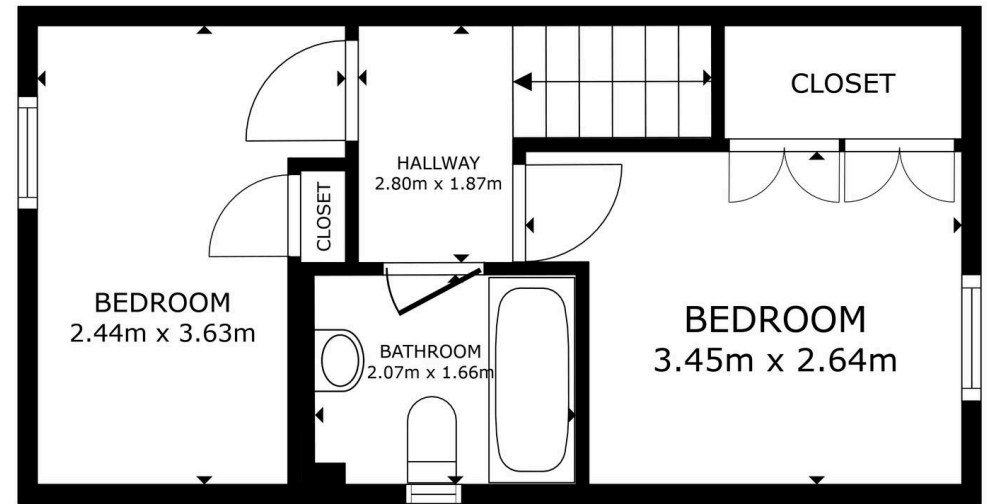




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 28.4 m² FLOOR 2 26.6 m²
 TOTAL : 55.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 28.4 m² FLOOR 2 26.6 m²
 TOTAL : 55.0 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.