



24 Queens Gardens, East Calder, Livingston, EH53 0EQ

Offers Over £180,000



This fantastic semi-detached house is nestled in a peaceful residential area of East Calder. A spacious property, ideal for first time buyers, families or investors. This home is ideal for many needs and offers versatile living. Sharon Campbell and RE/MAX Property are delighted to bring this 3-bedroom property to the market in Queens Gardens, East Calder, EH53 0EQ. The property consists of:

Entrance Hallway

Lounge Diner

Kitchen

Utility Room

Bathroom

3 Bedrooms

GCH and DG

The home report can be downloaded from the RE/MAX website.

Freehold property.

Council tax band B.

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 Garden

The property offers a welcoming approach, with paved steps leading through a charming gate and along a pathway to the front door. The garden is primarily laid to lawn and bordered by a hedge, providing both privacy and a touch of greenery. Convenient on-street parking is available in front of the property, with the added option to create a private driveway within part of the front garden.

### Entrance Hallway

Step into this welcoming hallway through a partially glazed wooden door that, along with a side window, bathes the area in natural light. The hallway's crisp white walls and warm wooden floorboards create a charming and airy ambiance. A spacious cupboard offers ample storage and currently accommodates a washing machine, keeping essentials neatly tucked away. The hallway is finished with a ceiling light, radiator, and a convenient power point.

### Lounge Diner

3.867 x 4.232 (12'08" x 13'10") This room features wood-effect laminate flooring and mostly white-painted walls, enhanced by an eye-catching feature wall with a coal and wood-burning fireplace. Downlighting complements a ceiling light positioned above the table, creating a warm and inviting atmosphere. Elegant wall panelling adds character, while well-placed power points offer convenience. A large double window overlooks the front of the property, and a radiator adds warmth.



### Kitchen

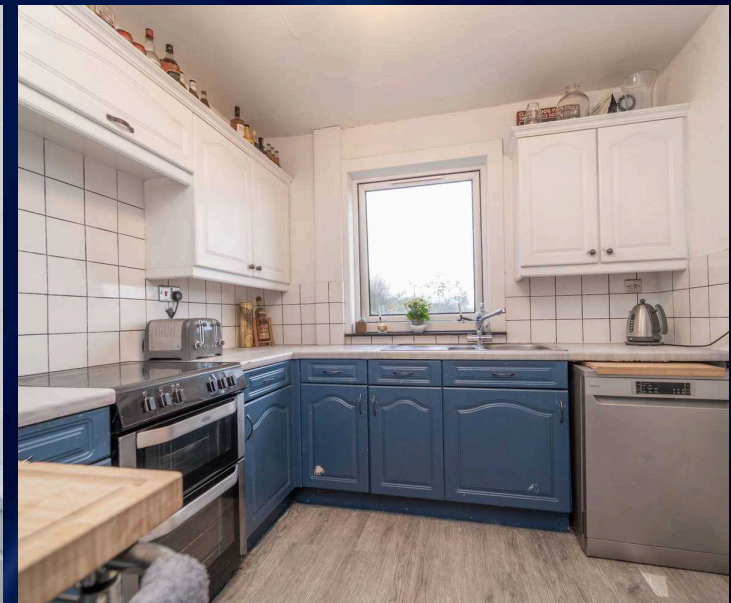
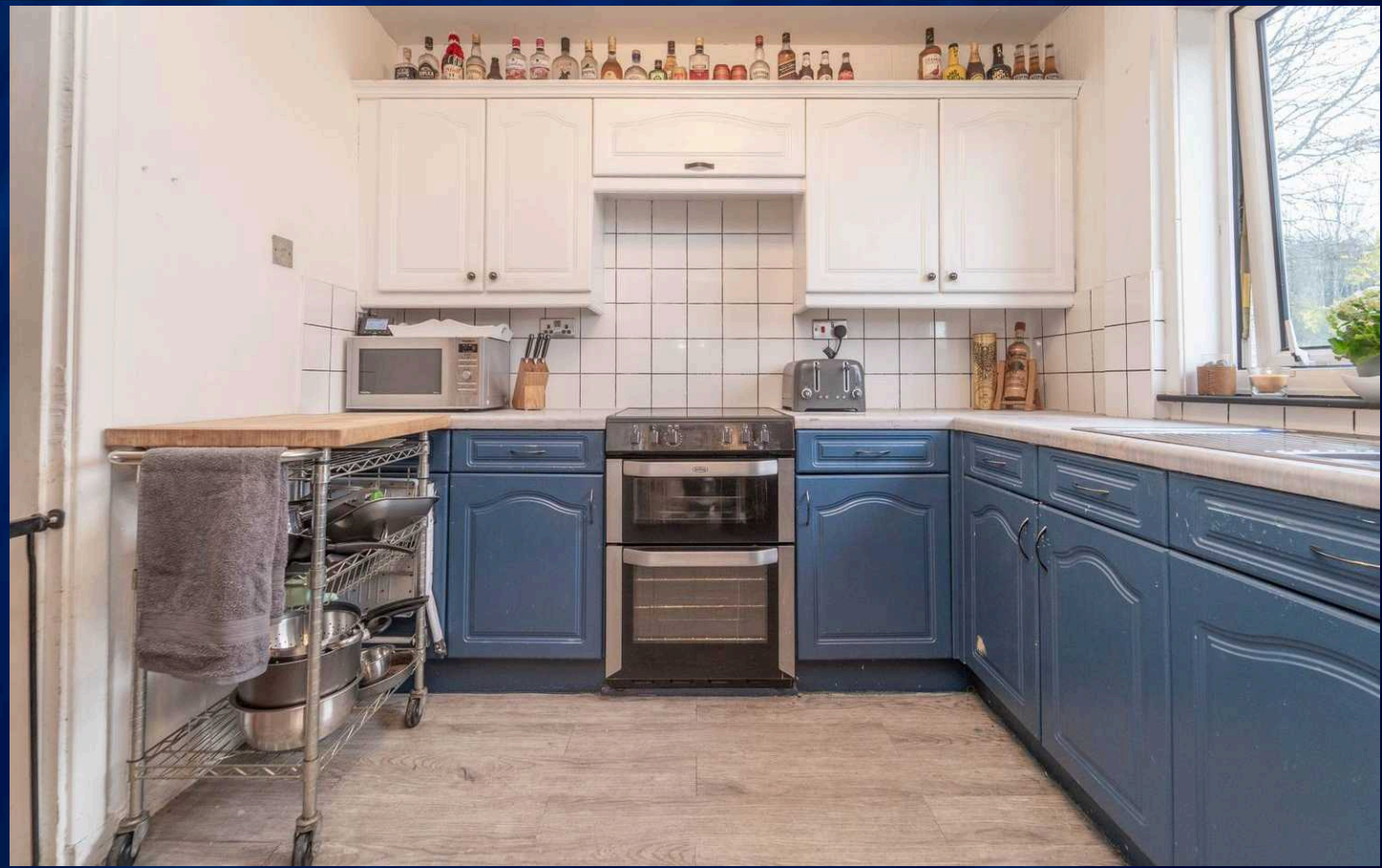
2.583 x 2.558 (8'05" x 8'04") The kitchen features modern design with white walls, vinyl flooring and classic white tiled backsplash. There are blue lower and white upper units with a complimenting wooden laminate countertop. Included in the sale is a free-standing double oven with four-ring electric hob, while designated space is available for an under counter dishwasher and free standing fridge freezer. The sink area comprises of a stainless sink and half with drainer and mixer tap. A window to the rear, overlooking the garden, allows in natural light. A ceiling light, power points and heat detector finish the room.

### Utility Room

1.806m x 1.554m (5'11" x 5'01") This room is finished with white-painted walls and continued vinyl flooring, creating a clean and cohesive look. A ceiling light brightens the space, while a glazed wooden back door opens directly to the rear garden, inviting natural light indoors. Additional features include a carbon monoxide alarm for safety, a cupboard discreetly housing the boiler, and conveniently placed power points. An open cupboard offers practical storage space (0.762m x 1.509m (2'50" x 4,951")).

### Bathroom

1.778 m x 1.878m (5'10" x 6'01") The bathroom is thoughtfully designed with white tiled walls surrounding the bath area, complemented by white-papered walls and easy-to-maintain vinyl flooring. A rear-facing window allows natural light to brighten the space, with additional illumination provided by a ceiling light. The suite includes an electric shower over the bath, a close-coupled toilet, and a classic pedestal sink. An extractor fan ensures proper ventilation, enhancing comfort and functionality.



### Stairs & Landing

The staircase features a charming design with green panelling on the lower half of the walls and crisp white paint above, leading up painted wooden steps. On the landing, white-painted walls and a wooden floor create a bright, cohesive look. A ceiling light and heat detector add practicality, while a side window brings in natural light, enhancing the area's openness. The landing is completed with convenient power points, an attic hatch for additional storage access, and a radiator for warmth.

### Bedroom One

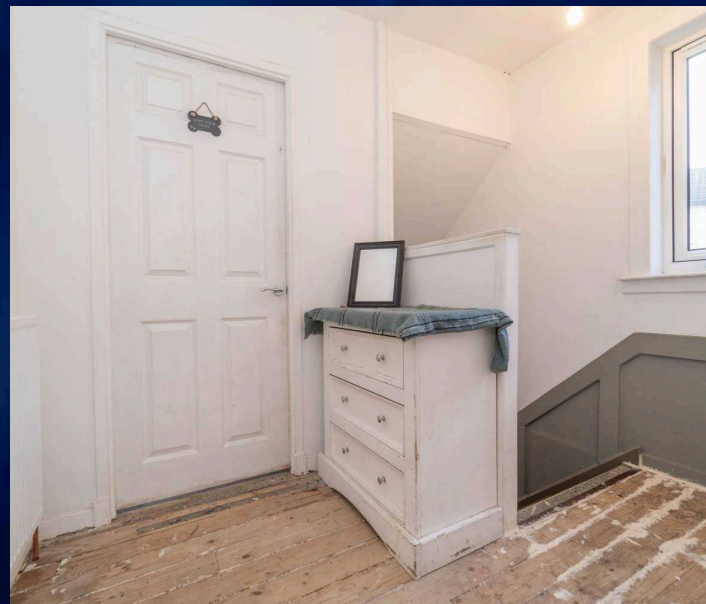
3.847 x 2.659 (12'07" x 8'08") This stylishly updated room showcases refinished wooden flooring and predominantly white-painted walls, accented by a single feature wall that adds a touch of character. A ceiling light and a rear-facing window brighten the space, creating a warm, inviting ambiance. Additional features include a built-in wardrobe with a sleek sliding door, a covered radiator for added style, and conveniently placed power points.

### Bedroom Two

2.945 x 4.520 (9'07" x 14'09") This room combines modern touches with cozy details, featuring two white-painted walls and two in a contrasting grey, all set against warm wooden flooring. Lighting is provided by a ceiling light and two wall sconces, with natural light streaming in from dual front-facing windows. Practical storage includes a built-in cupboard and a spacious wardrobe. Completing the room are conveniently located power points and a radiator for comfort.

### Bedroom Three

2.699 x 3.088 (8'10" x 10'01") The third double bedroom offers a welcoming space with neutral-painted walls and wooden flooring. A rear-facing window provides natural light, enhanced by a ceiling light for a bright, airy feel. An open nook adds character and versatility, ideal for use as a wardrobe or display area. The room is finished with a radiator for comfort and power points.



### Rear Garden

The garden is laid to lawn and fully enclosed by a wooden fence, with a gate for side access, ensuring privacy and a serene atmosphere. A wooden shed provides ample storage space, while an outdoor tap adds practicality. This peaceful outdoor area offers the perfect setting for both relaxation and entertaining.

### Additional Items

Hive heating thermostat 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

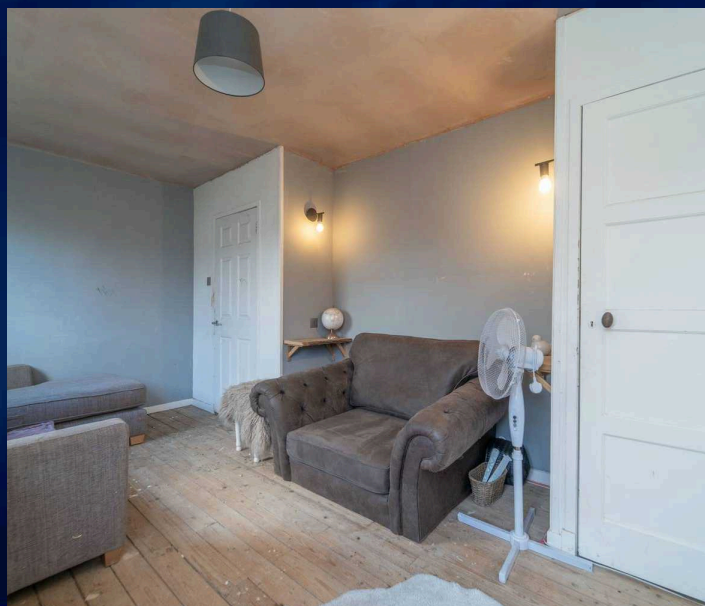
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

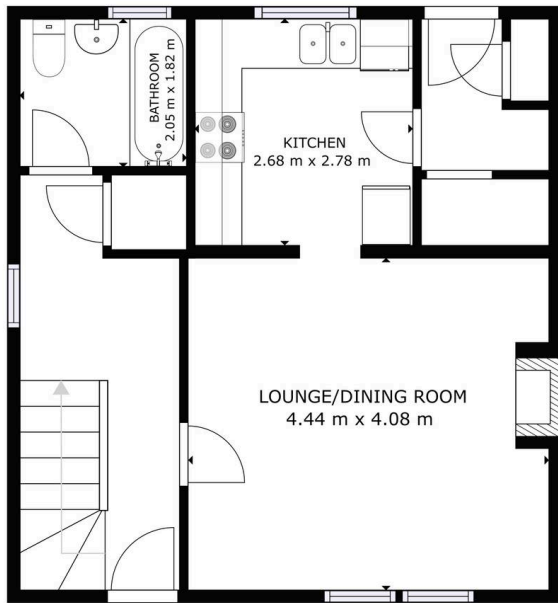
### INTEREST

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

### THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Lorna MacDonald on 07778 547461 TODAY.

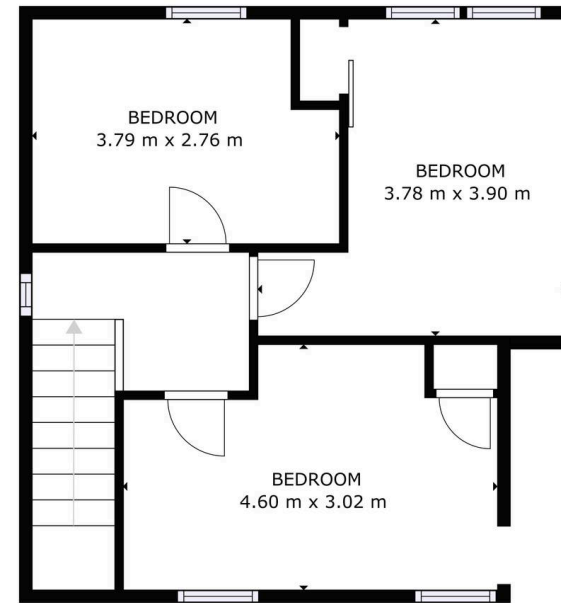




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 46.87 m<sup>2</sup>; FLOOR 2: 43.43 m<sup>2</sup>  
 TOTAL: 89.1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 46.87 m<sup>2</sup>; FLOOR 2: 43.43 m<sup>2</sup>  
 TOTAL: 89.1 m<sup>2</sup>  
 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.